

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 27 June 2013

Present:

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance MBE, Lydia Buttinger, Peter Dean,
Nicky Dykes, Charles Joel, Gordon Norrie and Tom Papworth

Also Present:

Councillors Catherine Rideout

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence; all Members were present.

2 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 2 MAY 2013

RESOLVED that the Minutes of the meeting held on 2 May 2013 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

NO REPORTS

SECTION 2

(Applications meriting special consideration)

4.1 COPERS COPE CONSERVATION AREA

(12/03999/FULL2) - 52 High Street, Beckenham.

Description of application - Change of use of first and second floors from offices (Class B1) to a 5 bedroom house of multiple occupation (Class C4).

Comments from Ward Member, Councillor Russell Mellor, in objection to the application were reported.

Councillors Russell Jackson and Peter Dean referred to their knowledge of the local area and in particular the stretch of shops, and they were concerned at the lack of adequate marketing information. They supported the sustainability of town centres in general and hoped that the unit could be retained.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1. The proposal would, in the absence of any marketing information demonstrating otherwise, lead to an unacceptable loss of offices in this location contrary to Policy EMP3 of the Unitary Development Plan.

(Councillor Kathy Bance wished her vote for permission to be recorded.)

4.2 PLAISTOW AND SUNDRIDGE

(13/00655/FULL1) - 27 Edward Road, Bromley.

Description of application – Detached two storey seven bedroom house with accommodation in the roofspace, integral garage and associated vehicular access and parking fronting Edward Road (on land adjacent to No.27 Edward Road).

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

4.3 HAYES AND CONEY HALL

(13/00750/FULL6) - 33 Dartmouth Road, Hayes.

Description of application - Decking and balustrade to rear RETROSPECTIVE.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with an amendment to condition 4 to read:-
“4. Details of the means of screening at the boundary with No.31 Dartmouth Road, Hayes shall be submitted to and approved in writing by the Local Planning Authority within 2 months from the date of this decision notice and this condition shall apply

notwithstanding any indications as to these matters which have been given in the application. All screening approved shall be carried out not later than the expiration of three months from the date of this decision notice, solely in accordance with the approved details and retained for the duration of the permitted decking. Any treatment forming part of the approved screening which is removed shall be immediately replaced, unless the local planning authority gives written consent to any variation.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan, to ensure a satisfactory and continuing standard of amenities are provided and maintained, and to prevent overlooking and loss of privacy.

**4.4
ORPINGTON**

(13/00891/FULL6) - 54 Sandhurst Road, Orpington.

Description of application - Part one/two storey side and rear extension.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED THAT**

PERMISSION BE GRANTED as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“5. Before the development hereby permitted is first occupied the proposed windows in the northern flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.”

**4.5
PETTS WOOD AND KNOLL**

(13/00978/FULL6) - 80 Crescent Drive, Petts Wood.

Description of application - Part one/two storey side and rear extension and detached garage to rear.

It was reported that objections to the application had been received. Members having considered the

report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.6
CHISLEHURST
CONSERVATION AREA**

(13/00923/FULL6) - 11 Cromlix Close, Chislehurst.

Description of application – Roof alterations to incorporate rear dormer extensions and roof lights to front.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.7
PETTS WOOD AND KNOLL**

(13/01047/FULL6) - 6 Hollingworth Road, Petts Wood.

Description of application – Part one/two storey front, side and rear extension.

Comments from Ward Member, Councillor Simon Fawthrop, were reported. Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of preventing an overdevelopment of the site and in the interests of the amenities of neighbouring residents.”

4.8
BICKLEY
CONSERVATION AREA

**(13/01097/FULL3) - Land South West Side of
Chislehurst Railway Station, Bickley Park Road,
Bickley.**

Description of application – Change of use from operational railway land to commercial car park providing 47 car parking spaces and 13 lighting columns.

Oral representations in support of the application, on behalf of the Chislehurst Society and The Alliance of British Drivers, were received at the meeting. It was reported that the entire application site was within the Chislehurst Conservation Area.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** subject to the following conditions:-

“1. The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990.

2. Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

3. Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

4. No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.

The statement shall include details of:

- Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;
- Type and siting of scaffolding (if required);
- Details of the method and timing of demolition, site clearance and building works
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);
- Details of the location of underground services avoiding locating them within the protected zone
- Details of the method to be used for the removal of existing hard surfacing within the protected zone
- Details of the nature and installation of any new surfacing within the protected zone
- Methods proposed for the watering of the trees during the course of the project

The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

REASON: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

5. The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction

methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

6. Samples of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

7. Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which

is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

8. While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

REASON: In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

9. Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

REASON: In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

10. Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

REASON: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

11. Details of a scheme for the management of the car park shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is first occupied and the car park shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by the Authority.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and

prejudicial to road safety.

12. Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

REASON: To ensure a satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.”

13. No wall, fence or hedge on the front boundary shall exceed 1m in height, and these means of enclosure shall be permanently retained as such.

REASON: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

INFORMATIVE: You are advised to contact Network Rail concerning provision of new bus stop on the site frontage to Bickley Park Road.”

4.9 HAYES AND CONEY HALL

(13/01131/FULL6) - 61 Courtlands Avenue, Hayes.

Description of application amended to read, ‘First floor side extension with Juliet balcony to rear and insertion of flank window.’

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“5. Before the development hereby permitted is first occupied the proposed window(s) in the first floor southern flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.”

**4.10
DARWIN**

(13/01151/FULL3) - Land at Junction with Sheepbarn Lane and Layhams Road, Keston.

Description of application – Use of land for stationing of caravans including boundary fencing and landscaping (to provide two Showmens family Plots).

Oral representations in support of the application were received at the meeting. It was reported that a letter had been received from Showman's Guild of Great Britain in support of the application.

Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

**4.11
DARWIN**

(13/01368/FULL1) - Highams Hill Farm, Sheepbarn Lane, Warlingham.

Description of application - Erection of replacement for building destroyed in fire.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**4.12
BICKLEY**

(13/01523/FULL1) - 15 Ringmer Way, Bickley.

Description of application - Erection of detached bungalow incorporating double garage at land at 15 Ringmer Way together with double garage extension to existing dwelling.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting. It was reported that a further eighteen letters of objection had been received.

Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason:-

1. The proposal, by reason of its size and siting, would have an unneighbourly visual impact on the outlook from No 12, would unacceptably dominate views from the garden, and would undermine its tranquil setting, as such contrary to Policies BE1 and H7 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.13
CHELSFIELD AND PRATTS
BOTTOM**

(13/00820/FULL1) - 19 High Street, Green Street Green.

Description of application – Detached single storey outbuilding at rear as extension to retail use as storage/workshop.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with an amendment to condition 5 and a further condition to read:-

“5. The premises shall be used for ancillary storage purposes in connection with the retail premises at No. 19 High Street and for no other purpose (including any other purpose in Class A1/B8; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

8. The use shall not operate before 6 am and after 6 pm on any day.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.”

**4.14
HAYES AND CONEY HALL**

(13/01076/FULL6) - 109 Bourne Way, Hayes.

Description of application – Part one/two storey rear extension.

Comments from Ward Member, Councillor Mrs Anne Manning, in support of the application were reported. Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.15
CHISLEHURST**

(13/01129/FULL6) - Lutine, 7 Marlings Park Avenue, Chislehurst.

Description of application - Two storey side and single storey rear extensions.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the

report of the Chief Planner.

**4.16
BICKLEY**

(13/01269/FULL6) - Shadycombe, Chislehurst Road, Chislehurst.

Description of application - Two storey side extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED THAT**

PERMISSION BE GRANTED as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of preventing an overdevelopment of the site and in the interests of the amenities of neighbouring residents.”

**4.17
BROMLEY COMMON AND
KESTON**

(13/01292/FULL6) - 12 Austin Avenue, Bromley.

Description of application - Part one/two storey side and rear extension.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED THAT**

PERMISSION BE GRANTED as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.18
FARNBOROUGH AND
CROFTON**

(13/01646/FULL1) - 4 Lansdowne Avenue, Orpington.

Description of application - Replacement 4 bedroom detached dwelling incorporating attached garage.

Oral representations in support of the application were

received at the meeting. Ward Member, Councillor Charles Joel, asked officers to respond to three outstanding questions contained in an email dated 16 June 2013 received from Dr Harry Ivey. Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

4.19 COPERS COPE CONSERVATION AREA

(13/01364/OUT) - The Lodge, Southend Road, Beckenham.

Description of application - Outline application for demolition of existing two storey building and erection of three storey building containing five flats.

Comments from Ward Member, Councillor Russell Mellor, in objection to the application were reported. Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

The Meeting ended at 8.22 pm

Chairman