

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 8 August 2013

Present:

Councillor Alexa Michael (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, John Carvin,
Peter Fookes, Samaris Huntington-Thresher, Mrs Anne Manning
and Harry Stranger

Also Present:

Councillors Peter Dean and Russell Mellor

5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

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

6 DECLARATIONS OF INTEREST

Councillor Harry Stranger declared a Personal Interest in Item 4.17, (minute 8.17); he left the room for the debate and vote.

7 CONFIRMATION OF MINUTES OF MEETING HELD ON 13 JUNE 2013

RESOLVED that the Minutes of the meeting held on 13 June 2013 be confirmed and signed as a correct record.

8 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

8.1 CRAY VALLEY WEST

(13/01744/FULL1) - Riverside School, Main Road, St Pauls Cray.

Description of application – 2 lean-to canopies with railings and 1 access ramp to rear of school building. Landscaping works to south-eastern edge of site including new tarmac road, 1.2m high fencing, external lighting, vehicle turning area and new planting.

Comments from English Heritage 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.

8.2 CLOCK HOUSE

(13/01800/FULL1) - Churchfields Primary School, Churchfields Road, Beckenham.

Description of application amended to read, "Alterations to 6 windows on south east facing (rear) elevation and installation of toilet unit for a one year temporary period."

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 an amendment to condition 3 to read:-

"3. The toilet building hereby permitted shall be removed, and the use discontinued, and the land reinstated to its former condition on or before 31st August 2014.

REASON: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area."

8.3 PENGE AND CATOR

(13/01897/FULL1) - Malcolm Primary School, Malcolm Road, Penge.

Description of application – Single storey toilet block.

It was reported that the application had been amended by documents received on 22 July and 1 August 2013.

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.

8.4 COPERS COPE

(13/01898/FULL1) - Worsley Bridge Junior School, Brackley Road, Beckenham.

Description of application - Erection of single storey temporary classroom building with canopy and link walkway to main school building.

Oral representations from Ward Member, Councillor Russell Mellor, in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the

conditions and informatives set out in the report of the Chief Planner with the deletion of condition 1.

**8.5
CHISLEHURST**

(13/02039/FULL1) - Red Hill Primary School, Red Hill, Chislehurst.

Description of application – Erection of free standing canopy in playground.

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 an amendment to condition 2 to read:-

“2. Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works 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.”

SECTION 2

(Applications meriting special consideration)

**8.6
SHORTLANDS
CONSERVATION AREA**

(13/00531/FULL6) - 20 Malmaims Way, Beckenham.

Description of application – First floor side/rear extension with juliet balcony.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that comments from the neighbour at 18 Malmaims Way had been received together with a daylight assessment submitted on their behalf that was of material consideration.

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

**8.7
DARWIN**

(13/01521/FULL6) - 39 Cudham Lane North, Orpington.

Description of application - Two storey rear and single storey front extensions and conversion of garage/annexe to form two storey granny annexe and garden.

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

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.

**8.8
CRAY VALLEY EAST**

(13/01609/FULL1) - 222 Cray Avenue, Orpington.

Description of application - Demolition of existing warehouse and erection of two storey car servicing, MOT and sales complex including Class B1(c) workshop, Class B1(a) offices, Class B8 parts store, sui generis showroom, associated display area, car parking and ancillary staff facilities.

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 and informatives set out in the report of the Chief Planner.

**8.9
KELSEY AND EDEN PARK**

(13/01684/RECON) - Land rear of 426-428 Upper Elmers End Road, Beckenham.

Description of application – Removal of condition 1 (which restricts the planning permission to Mr Ellis) and Condition 2 (which requires the use of the premises to cease when Mr Ellis ceases to occupy the premises) from planning permission ref. 05/00042 granted for continued use of the buildings for the servicing of motor vehicles.

Oral representations from Ward Member, Councillor Peter Dean in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration, to seek an amendment to the application in relation to a potential new operator and, if appropriate, for the application to be considered by the Chief Planner under his Delegated Powers.

**8.10
CRYSTAL PALACE**

(13/01742/FULL1) - Paxton Arms, 52 Anerley Hill, London, SE19 2AE

Description of application – Construction of mansard roof, roof terrace, elevational alterations and

conversion into part class A1 retail in basement and ground floor, 3 one bedroom and 4 two bedroom flats with associated parking, access, cycle and refuse storage.

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

**8.11
ORPINGTON**

(13/01774/FULL1) - Land at Birchington Close, Orpington.

Description of application – Erection of two 2 storey dwellings and one single storey flat, with associated garden, landscaping and parking.

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:-

“20. 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.”

**8.12
COPERS COPE**

(13/02016/FULL6) - 2 The Drive, Beckenham.

Description of application – First floor side and rear extension to incorporate enlargement of existing roof.

Oral representations from Ward Member, Councillor Russell Mellor, 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 the addition of a further condition and Informative to read:-

“11. 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, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage of the dwelling hereby permitted without the prior approval in writing of the

Local Planning Authority.

REASON: To prevent overdevelopment of the site, in the interests of the visual amenities of the area and neighbouring amenity, and to accord with Policies BE1 and H8 of the Unitary Development Plan.

INFORMATIVE: You are advised that the additional accommodation hereby permitted may only be used by members of the household occupying the dwelling at 2 The Drive, and may not be severed to form a self-contained unit. The subdivision of the dwelling to form self-contained units would require the benefit of planning permission.”

SECTION 3

(Applications recommended for permission, approval or consent)

8.13 CHELSFIELD AND PRATTS BOTTOM

(13/01573/FULL1) - Bramleigh, Chelsfield Hill, Orpington.

Description of application – Demolition of existing dwelling and erection of detached two storey 5 bedroom dwelling incorporating habitable accommodation with the roofspace and attached double garage, together with formation of 2 new vehicular accesses.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with a further condition to read:-
“15. Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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

8.14 SHORTLANDS CONSERVATION AREA

(13/01598/FULL1) - 49 Shortlands Road, Bromley.

Description of application – Single storey side/rear extension, and conversion of lower ground floor flat to provide 1 two bedroom and 1 one bedroom flats.

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

Members having considered the report, objections and representations, **RESOLVED** that the application

BE DEFERRED TO DEVELOPMENT CONTROL COMMITTEE without prejudice to any future consideration, as Members were unable to reach a majority decision to support any tabled motion in respect of this application.

**8.15
WEST WICKHAM**

(13/01662/FULL6) - 40 Stambourne Way, West Wickham.

Description of application amended to read, "Single storey rear extension RETROSPECTIVE APPLICATION".

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.

**8.16
HAYES AND CONEY HALL**

(13/01716/FULL6) - 48 Kingsway, West Wickham.

Description of application – Two storey side and rear extension plus single storey gym.

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

**8.17
DARWIN**

(13/01829/FULL1) - Foal Farm, Jail Lane, Biggin Hill.

Description of application - Demolition of existing unit and erection of canine special care and hydrotherapy unit.

It was reported the Environmental Health had no objection to the application.

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.

**8.18
COPERS COPE**

(13/02082/RESPA) - 242 High Street, Beckenham.

Description of application - Change of use of first floor of 240 - 242 High Street, Beckenham from Class B1(a) office to Class C3 dwellinghouses to form two self contained one bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO).

It was reported that the recommendation on page 119 of the Chief Planner's report should have stated, "PRIOR APPROVAL IS NOT REQUIRED". It was also reported that Highways Division had no objection to the application.

Oral representations from Ward Member, Councillor Russell Mellor, were received at the meeting.

Members having considered the report and representations, **RESOLVED THAT PRIOR APPROVAL NOT BE REQUIRED** as recommended, subject to an Informative to read:-

"INFORMATIVE: You are advised that this prior approval relates only to the conversion of the building and does not constitute a grant of planning permission for any other works to the building and its associated land, which may require the submission of a separate planning application."

SECTION 4

(Applications recommended for refusal or disapproval of details)

8.19 COPERS COPE

(13/01526/FULL1) - 32 Church Avenue, Beckenham.

Description of application – Erection of detached 3 bedroom house on land behind 32 Church Avenue, Beckenham.

Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting. He referred to the objections received from London Fire Brigade with regard to vehicle access. It was reported that a letter from Planning Development Associates had been received. Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the following reasons:-

1. The proposal, by reason of its size and siting, would constitute an inappropriate form of backland development within a protected woodland, thereby contrary to Policies BE1, H7 and NE7 of the Unitary Development Plan.
2. The proposed development does not provide adequate servicing of the site by all vehicles including service and emergency vehicles, contrary to Policy T17 of the Unitary Development Plan.

**8.20
CHISLEHURST**

**(13/01691/FULL6) - High Ridge, Walden Road,
Chislehurst.**

Description of application – Single storey side and rear extension incorporating enlargement of existing dwelling together with provision of swimming pool, plant room, gym, sauna and changing area.

Oral representations in objection to the application were received at the meeting. It was reported that the area towards the rear of the site contained a large oak tree within the rear garden of “Wygates” in Willow Grove that was not subject to a tree preservation order. Initial objections to the application in respect of the tree had been withdrawn.

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.

The Meeting ended at 9.00 pm

Chairman