

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 3 October 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 Russell Mellor and Neil Reddin FCCA

9 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received; all Members were present.

10 DECLARATIONS OF INTEREST

No declarations of interest were made.

11 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 AUGUST 2013

RESOLVED that the Minutes of the meeting held on 8 August 2013 be confirmed and signed as a correct record.

12 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

12.1 PLAISTOW AND SUNDRIDGE

(13/00905/OUT) - 25 Scotts Road, Bromley.

Description of application amended to read,
"Redevelopment of commercial premises at Nos. 24,
24A and 25 Scotts Road with part two/three storey
block and three storey block comprising 755sqm office
floorspace (use Class B1) and 4 one bedroom, 31 two
bedroom and 3 three bedroom flats with 41 car
parking spaces, bicycle parking and refuse storage."

Oral representations in objection to and in support of
the application were received at the meeting.
Comments from Ward Member, Councillor Peter
Morgan, in support of the application were reported.

It was reported that on page 11 of the Chief Planner's report the first and second paragraph under the heading, 'Proposal' should read;-

"Outline planning permission (including approval of layout and access) is sought for the redevelopment of commercial premises at Nos. 24, 24a and 25 Scotts Road with a part two/three storey block and a three storey block comprising 755sqm office floorspace (Use Class B1) and 4 one bedroom, 31 two bedroom and 3 three bedroom flats with 41 car parking spaces, bicycle parking and refuse storage.

The scheme will provide 5 office units (between 142m² and 160m² GIA). The residential component of the scheme will be provided as follows:

- 6 two bedroom affordable rent flats
- 6 two bedroom shared ownership flats
- 4 one bedroom private flats
- 19 two bedroom private flats
- 3 three bedroom private flats."

Members having considered the report, objections, and representations, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** to secure the affordable housing and a review mechanism for the affordable housing should there be a delay in the implementation of the scheme, as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with a further condition and informative to read:-

"CONDITION 20: The Class B1 Office floorspace hereby permitted shall only be used as offices and for no other purpose (including any other purpose in Class B1 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) and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) there shall be no change from the permitted use without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policy BE1 of the

Unitary Development Plan and to prevent overdevelopment or inappropriate use of the site.

INFORMATIVE 4: You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, paragraph 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, paragraph 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL”

12.2 BROMLEY TOWN

(13/01416/FULL2) - 26 The Mall, Bromley.

Description of application – Change of use of units 26-32 from retail (class A1) to mixed retail restaurant (class A1/A3) use (including lower ground floor at No. 32 and first floors at Nos 26 - 30).

Oral representations in support of the application were received at the meeting. A late comment from the Agent was reported.

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

12.3 PENGE AND CATOR

(13/01433/MATAMD) - Garage Compound Rear of Benwick Court, Croydon Road, Penge.

Description of application – Minor material amendment to approval ref 10/02612/FULL1. (Demolition of existing garages and erection of 7 no two storey three bedroom houses with accommodation in the roof space with 9 no car parking spaces and 8 no garages at the rear, under

ref 10/02612/FULL1). Amendments include the reduction of parking spaces from 17 to 16 involving the replacement of garages with open parking spaces, alterations to the overall site boundary, alterations to internal layouts of the units, the addition of FFL's to the site plan, altered ground floor depths to all units, alterations to side dormer positions, and other elevational alterations.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that objections to the application had been received from Benwick Court Management by the Chief Planner. These were described and taken into account.

Members having considered the report, objections and representations, **RESOLVED THAT THE MINOR MATERIAL AMENDMENT BE APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner with a further condition to read:-

“14. 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.”

12.4 HAYES AND CONEY HALL

(13/01670/FULL1) - 1 Chilham Way, Hayes.

Description of application - Demolition of existing sheltered accommodation and erection of 26 two storey semi-detached houses (2 two bedroom, 18 three bedroom and 6 four bedroom) and 1 two storey block comprising 4 one bedroom and 4 two bedroom flats with estate road and 54 car parking spaces.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Neil Reddin, were received at the meeting. Ward Member, Councillor Mrs Anne Manning said that Affinity Sutton had indicated that any resident of the site could apply for a flat and she hoped that if a resident did apply, that their application would be approved.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, subject to the prior completion of **A LEGAL AGREEMENT** for the provision of affordable housing, a health and education contribution and a barrier to prevent car parking on neighbouring green, and subject to the conditions and informatives set out in the report of the Chief Planner.

**12.5
BROMLEY COMMON AND
KESTON**

(13/02237/FULL1) - McDonalds, 113 Hastings Road, Bromley.

Description of application – Alterations to the site layout with the inclusion of a drive-thru lane. Refurbishment of the existing building including two drive thrus booths on the southern elevation. Replacement boundary fencing.

It was reported that further objections from Keston Mark & Bromley Common Residents' Association had been received. Comments from Environmental Health and Road Safety were reported.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to enable Members to visit the site, to seek an improved site layout, improved access and delivery arrangements and further detailed advice from Highway Division and advice on environmental/noise issues.

**12.6
BROMLEY TOWN**

(13/02421/FULL2) - 21A The Mall, Bromley.

Description of application – Change of use to provide a mixed use comprising shop (A1) and cafe (A3).

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.

**12.7
BROMLEY TOWN**

(13/02441/FULL6) - 74 Coniston Road, Bromley.

Description of application - Part one/two storey rear, single storey side, first floor front/side extensions and roof alterations.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**12.8
FARNBOROUGH AND
CROFTON**

**(13/02483/FULL1) - 68 Lovibonds Avenue,
Orpington.**

Description of application – Construction of a detached four bedroom two storey detached dwelling with associated parking access and landscaping.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Charles Joel, in objection to the application were reported together with a late objection from the neighbour.

Members having considered the report, objections, and representations, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** to ensure that the previously approved extension to 68 Lovibonds Avenue, Orpington, is constructed simultaneously with the dwelling hereby permitted, as recommended, and subject to the conditions and informatives set out in the report of the Chief Planner.

**12.9
FARNBOROUGH AND
CROFTON**

(13/02515/FULL6) - 5 Lewing Close, Orpington.

Description of application – Two storey side, first floor side and rear extensions.

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

Comments from Ward Member, Councillor Charles Joel in objection to the application with regard to impact and bulk were reported. The Chief Planner's representative reported that a representation had been received from the neighbour and advised that the enforcement of covenants should not be considered as part of the planning application.

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

1. The proposed side extension, by reason of its siting and scale, would result in a cramped overdevelopment of the site, resulting in a harmful impact on the character, appearance and openness of the street scene, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**12.10
CRAY VALLEY WEST**

**(13/02625/FULL6) - 42 Clarendon Way,
Chislehurst.**

Description of application – Single storey rear extension including steps, and side and rear elevational alterations PART RETROSPECTIVE

APPLICATION.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received from neighbours either side of the property together with an objection from the Chislehurst Society.

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

1. The single storey rear extension, by reason of its excessive rearward projection, has a seriously detrimental impact on the visual amenities to Nos. 40 and 44 Clarendon Way and the prospect which the occupants of these dwellings might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.

It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** to secure the removal of the unauthorised extension.

12.11 FARNBOROUGH AND CROFTON

(13/02626/FULL6) - 5 Lewing Close, Orpington.

Description of application – Rear boundary fence max height 2.7m

RETROSPECTIVE APPLICATION.

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

Comments from Ward Member, Councillor Charles Joel were reported and in his opinion the fence height of 2.700m was excessive.

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

SECTION 3

(Applications recommended for permission, approval or consent)

12.12 COPERS COPE

(11/02100/AMD) - Land rear of 86-94 High Street, Beckenham.

Description of application – Non-material amendment - Additional windows to first, second and third floor to the south elevation of Building C.

Oral representations from Ward Member, Councillor Russell Mellor, were received at the meeting. Members having considered the report, objections

and representations, **RESOLVED** that the **NON MATERIAL AMENDMENT BE APPROVED** as recommended

**12.13
CRAY VALLEY WEST**

13/00792/FULL1) - 75 Clarendon Green, Orpington.

Description of application – Detached two storey 3 bedroom dwelling with car port on land adjacent to 75 Clarendon Green and to the rear of 45-51 Ravensbury Road.

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.

**12.14
BROMLEY TOWN**

(13/01708/FULL1) - 23A Hayes Lane, Hayes.

Description of application – Subdivision of existing plots and erection of 4 two storey detached five bedroom dwellings each with integral single garage, at No 23A and 25 Hayes Lane.

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** for the following reason:-

1. The proposed development, by reason of its excessive bulk, depth, height and amount of development proposed, would constitute a cramped overdevelopment of the site, out of character with the surrounding area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**12.15
DARWIN**

(13/01925/FULL3) - The Larches, Sevenoaks Road, Orpington.

Description of application amended to read, "Part change of use of building from office to residential (Class C3), ground floor side and first floor rear extension, provision of side dormer to southern elevation, two lightwells and railings to front elevation and fenestration and elevational alterations."

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek a set back of the first floor extension to improve the relationship with the neighbouring property.

**12.16
DARWIN**

(13/01926/LBC) - The Larches, Sevenoaks Road, Orpington.

Description of application – Ground floor side and first floor rear extensions, internal alterations, provision of side dormer to southern elevation; two lightwells and railings to front elevation and fenestration and elevational alterations LISTED BUILDING BUILDING CONSENT.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek a set back of the first floor extension to improve the relationship with the neighbouring property.

**12.17
WEST WICKHAM**

(13/01931/FULL6) - 116 Hayes Chase, West Wickham.

Description of application – Two storey side/rear and single storey side extensions, front porch and elevational alterations.

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.

**12.18
HAYES AND CONEY HALL**

(13/02190/FULL1) - 16 Farleigh Avenue, Hayes.

Description of application - Erection of a two bedroom end of terrace dwelling to the side of No 16 Farleigh Avenue, Hayes.

Comments from Highways Division were reported. Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason:-

1. The proposed development would constitute a cramped overdevelopment of the site and a terracing effect that would be detrimental to the character and appearance of the street scene, and would result in an insufficient car parking provision, contrary to Policies BE1, H7 and T3 of the Unitary Development Plan.

**12.19
WEST WICKHAM**

(13/02258/FULL6) - 49 Hayes Chase, West Wickham.

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

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.

**12.20
PETTS WOOD AND KNOLL**

(13/02435/FULL1) - Crofton Junior School, Towncourt Lane, Orpington.

Description of application – Replacement boundary fence and gates at Crofton Junior and Infants School.

It was noted that this application should have appeared on the agenda under List 1. It was reported that a late letter of concern had been received with regard to the boundary fence.

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 and subject to the following additional condition:-

“3. The existing boundary treatment shown on approved plan ref. 101A shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

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

**12.21
WEST WICKHAM**

(13/02533/FULL6) - 35 Croft Avenue, West Wickham.

Description of application – First floor side and single storey rear extensions.

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.

**12.22
PENGE AND CATOR
CONSERVATION AREA**

(13/02600/FULL6) - 27 Kings Hall Road, Beckenham.

Description of application – Roof alterations to incorporate rear dormer extension.

Oral representations in support of the application were

received at the meeting. Comments from the Advisory Panel for Conservation Areas and the local Residents' Association in objection to the application were reported.

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)

12.23 KELSEY AND EDEN PARK

(13/01448/FULL1) - Land rear of 107-111 Monks Orchard Road, Beckenham.

Description of application – Erection of 3 storey detached block comprising 1 x 3 bedroom flat and 7 x 2 bedroom flats; associated car parking, refuse store, bicycle store, landscaping and boundary enclosures on land to rear of Nos. 107 - 111 Monks Orchard Road.

Oral representations in support of the application were received at the meeting. Comments from the Tree Officer were reported.

Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED**, as recommended, for the reason set out in the report of the Chief Planner with two further reasons to read:-

2. The proposal would be detrimental to the amenities of nearby residential properties by reason of excessive noise, disturbance and car fumes created by the development and associated access road, contrary to Policies BE1 and H7 of the Unitary Development Plan.

3. The proposed development would provide an inadequate standard of accommodation for future occupants by reason of inadequate ventilation, light and outlook, contrary to Policies BE1 and H7 of the Unitary Development Plan.

The Meeting ended at 9.52 pm

Chairman