

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 28 November 2013

Present:

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

Also Present:

Councillor Colin Smith

13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Samaris Huntington-Thresher and Councillor Lydia Buttinger attended as her substitute.

14 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

15 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 OCTOBER 2013

RESOLVED that the Minutes of the meeting held on Thursday, 3 October 2013, be confirmed and signed as a correct record.

16 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

16.1 ORPINGTON

(13/03422/FULL1) - Goddington Park, Goddington Lane, Orpington

Description of application – Erection of secure metal storage building beside existing pavilion and steel fencing to surround storage building and pavilion.

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:-

“4. Details of measures to screen the storage building shall be submitted to and approved in writing by the Local Planning Authority before commencement of the development hereby permitted. The approved measures shall be implemented within two months of the completion of the storage building and shall be permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority. REASON: In the interest of the openness and character of the Green Belt and the area in general and to accord with Policies BE1 and G1 of the Unitary Development Plan.”

SECTION 2

(Applications meriting special consideration)

16.2 BROMLEY COMMON AND KESTON

(13/01136/FULL1) - 137 Hastings Road, Bromley

Description of application – Single storey rear extension for use as a separate shop (A1 use class) and installation of associated shop front.

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:-

“4. The external areas that form part of the use hereby permitted shall not be used for the purposes of storage at any time.

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

16.3 BICKLEY

(13/02565/FULL6) - 11 Mavelstone Close, Bromley

Description of application – Single storey rear extension to be used as therapy centre.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Colin Smith were received at the meeting. Whilst Councillor Smith appreciated the intended use for the proposed development he objected to its size and bulk. The Chief Planner’s Representative reported that the size of the garden incorporated in the application site shown on the Ordnance Survey map on page 26 of

the Agenda was incorrect, and he advised Members of the correct boundary.

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

1. The proposal would, due to its scale, height, bulk and proximity to the boundary, be harmful to the amenities currently enjoyed by the residents of 12 Mavelstone Close, by reason of an unacceptable visual impact and of loss of prospect, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**16.4
HAYES AND CONEY HALL**

(13/03420/FULL1) - 53 Kechill Gardens, Hayes

Description of application - Erection of two storey dwelling with garage and additional attached garage to serve 53 Kechill Gardens on land adjacent 53 Kechill Gardens.

Oral representations in objection to 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 REFUSED** as recommended, for the following reason:-

1. The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policies BE1 and H9 of the Unitary Development Plan and Policy 7.4 of the London Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**16.5
DARWIN**

(13/01925/FULL3) - The Larches, Sevenoaks Road, Pratts Bottom

Description of application – 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.

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 first floor rear extension would result in an unacceptable and detrimental loss of amenity and visual impact to the occupier of the first floor residence of the care home to the western boundary, contrary to Policy BE1 of the Unitary Development Plan.

**16.6
DARWIN**

(13/01926/LBC) - The Larches, Sevenoaks Road, Pratts Bottom

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 CONSENT.

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**, without prejudice to any future consideration, to seek the withdrawal of the application in light of the refusal of application reference 13/01925/FULL3.

**16.7
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(13/02230/FULL1) - Furzefield, Holwood Park Avenue, Orpington

Description of application - Two storey side and rear extension, first floor rear extension over existing garage to create granny annexe. Single storey rear extension for conservatory, porch and creation of basement.

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. 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.”

16.8
CRAY VALLEY EAST

(13/02654/VAR) - Compost Site on Land off Cookham Road, Swanley

Description of application – Variation of Condition 2 of permission 09/03618 granted for composting facility buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity together with liquid feed tanks, bays/structures to store finished products, biofilters beds, car parking, improvements to existing secondary vehicular access a existing hard surfaces (to replace existing open window composting facility) to amend the type of buildings proposed for the reception and maturation process and the addition of a gas flare and overground pipework.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** to incorporate this application into the original Agreement attached to planning permission 09/03618 dated 30 March 2012 as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to condition 10 to read:-
“10. Prior to commencement of the development hereby approved details of means of connection to the National Grid, together with the details of all related pipework and machinery (including the gas flare) shall be submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of the use of the Anaerobic Digestion Plant this development shall be carried out in accordance with the details so approved and to enable compliance with the heat plan approved under Condition 9.

REASON: In order to ensure that the physical measures to export heat are implemented and ensure that the Anaerobic Digestion Plant is operated efficiently in accordance with the requirements of Policy 5.17 the London Plan 2011.”

**16.9
BROMLEY COMMON AND
KESTON**

**(13/02970/FULL6) - Dell View, Westerham Road,
Keston**

Description of application – Two storey front, side and rear extension and single storey rear extension and increase in roof height to incorporate front and rear dormer extensions.

Members having considered the report and objections, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration, to seek the reduction in the overall development and the removal of the third storey element.

**16.10
FARNBOROUGH AND
CROFTON**

**(13/03121/FULL6) - 164 Tubbenden Lane,
Orpington**

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

Oral representations in objection to and 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 the application **BE DEFERRED**, without prejudice to any future consideration, to seek the stepping in of the extension from the flank wall to No.162 and to provide further details of the possible loss of light to that property.

**16.11
CHISLEHURST
CONSERVATION AREA**

**(13/03389/FULL6) - 19 Poyntell Crescent,
Chislehurst**

Description of application – Single storey rear extension.

Oral representations in objection to the application were received at the meeting. It was reported that a late letter had been received from the Applicant.

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

1. The proposal would, by reason of its siting and excessive depth, result in a detrimental impact upon the residential visual amenities of the adjoining residents at No.17 Poyntell Crescent contrary to Policies BE1 and H8 of the Unitary Development Plan.

**16.12
PETTS WOOD AND KNOLL**

**(13/03442/FULL6) - 37 Petts Wood Road, Petts
Wood**

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

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.

The meeting ended at 8.24 pm

Chairman