

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 12 December 2013

Present:

Councillor Richard Scoates (Vice-Chair, in the Chair)
Councillors Kathy Bance MBE, Peter Dean, Nicky Dykes,
Roxhannah Fawthrop, Simon Fawthrop, Julian Grainger,
Charles Joel and Tom Papworth

Also Present:

Councillors Alexa Michael, Peter Morgan and Sarah Phillips

16 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Russell Jackson, Lydia Buttinger and Gordon Norrie. Councillors Simon Fawthrop, Julian Grainger and Roxhannah Fawthrop attended as their substitutes.

17 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

18 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 OCTOBER 2013

RESOLVED that the minutes of the meeting held on 17 October 2013 be confirmed and signed as a correct record. Councillor Peter Dean updated Members with regard to Minute 14.12, (13/02432/FULL1) – Clare House Primary School, Oakwood Avenue, Beckenham. Councillor Dean had been requested by the Ward Member for Copers Cope, Councillor Russell Mellor, to obtain an explanation why a retrospective planning application had been submitted on behalf of the School from the Portfolio Holder for Education, Councillor Stephen Wells. Councillor Dean reported that he had received a letter on 11 December 2013 and he would circulate a copy of it to the regular Members of Plans Sub-Committee 2.

19 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

19.1 PENGE AND CATOR

(13/01872/FULL1) - Oakfield Centre, Oakfield Road, Penge.

Description of application – Demolition of existing buildings and erection of 8 terraced houses (6x3 bed; 2x4 bed) and a 4 storey building comprising 24 flats (9x1 bed; 15x2 bed) together with new vehicular access to Oakfield Road, 32 car parking spaces,

bicycle parking, refuse and recycling provision and landscaping

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

Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration, to seek a reduction in the number of units proposed, to revise and improve the proposed design and to review the number of parking spaces allowed with no fewer than currently allocated.

**19.2
PETTS WOOD AND KNOLL**

**(13/03592/FULL1) - Crofton Infant School,
Towncourt Lane, Petts Wood.**

Description of application – Replacement boundary fence and gates.

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.

SECTION 2

(Applications meriting special consideration)

**19.3
BROMLEY TOWN**

**(13/00431/FULL6) - Old Mission Hall, 87D
Beckenham Lane, Bromley.**

Description of application – Two storey side extension to include alterations to roof to provide habitable accommodation within roof space and front and rear dormers.

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

“4. Before the development hereby permitted is first occupied the proposed windows to the northern and southern first floor elevations 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.”

**19.4
DARWIN**

(13/02996/FULL1) - 115 Leaves Green Road, Keston.

Description of application - Demolition of existing dwelling and erection of single storey detached dwelling.

Oral representations in support of the application were received at the meeting. It was reported that on page 37 of the Chief Planner’s report, the first sentence under the heading, ‘Proposal’, should be amended to read, “The proposal consists of a replacement single storey dwelling.”

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.

**19.5
CLOCK HOUSE**

(13/03082/FULL1) - St Michael and All Angels Church, Ravenscroft Road, Beckenham.

Description of application – Demolition of church hall, reconfiguration of access to the church of St. Michaels and All Angels with new glazed screen and improved access ramp together with the erection of a terrace of 4 dwellings fronting Birkbeck Road and a terrace of 3 dwellings fronting Ravenscroft Road with associated car parking spaces and cycle space.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Sarah Phillips in favour of the application being deferred 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 removal of one dwelling to both Birkbeck Road and Ravenscroft Road (two in total) with proposed floor plans showing greater detail.

**19.6
PENGE AND CATOR**

(13/03158/FULL1) - 12 Percy Road, Penge.

Description of application – Single storey side and rear extension to form nursery for 3-5 year olds (use class D1).

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.

**19.7
BROMLEY COMMON AND
KESTON**

(13/03276/FULL1) - 43 Chatterton Road, Bromley.

Description of application - Part one/two storey front/side and rear extension with roof alterations to create additional A1 retail space at ground level with working bakery to rear (use class B1(c)), and provide 2 x residential units (1 x one bedroom flat and 1 x split level one/two bedroom flats) including accommodation in the roofspace.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Alexa Michael 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.

SECTION 3

(Applications recommended for permission, approval or consent)

**19.8
CRAY VALLEY EAST**

(13/02288/FULL6) - 6 Cambray Road, Orpington.

Description of application – Single storey front/side and first floor rear extension.

Oral representations in objection to 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 proposal, by reason of the excessive depth of the first floor rear extension, would result in an unacceptable impact upon the daylight received and residential amenity enjoyed by the residents of 4 Cambray Road, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**19.9
CHISLEHURST**

(13/02659/FULL6) - 6 Westhurst Drive, Chislehurst.

Description of application – Raised decking, steps and balustrade to rear and to change position of solar panels on first floor rear elevation.

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.

**19.10
BICKLEY**

(13/02721/FULL6) - Broadway, 10 Westleigh Drive, Bromley.

Description of application – First floor side and rear extension, front porch, pitched roof to existing garage and elevational alterations.

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

**19.11
PLAISTOW AND
SUNDRIDGE**

(13/03020/FULL6) - 70 Park Road, Bromley.

Description of application – Two storey rear extension.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Peter Morgan, objected to the application. He said it would be imposing structure with double the footprint that could set a precedent and spoil the neighbouring amenity. Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED**, for the following reason:-

1. The proposed two storey rear extension would, by reason of its excessive bulk, mass and design, result in a detrimental impact upon the residential amenity presently enjoyed by the residents of 72 Park Road contrary to Policies BE1 and H8 of the Unitary Development Plan.

**19.12
PETTS WOOD AND KNOLL**

(13/03090/FULL6) - 3 St Francis Close, Petts Wood.

Description of application – Single storey rear extensions to Numbers 3 and 5 St Francis Close.

Oral representations in objection to the application were received at the meeting. Comments from the Agent 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 with two further conditions to read:-

“5. 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 Classes A and B of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilages of the dwellings without the prior approval in writing of the Local Planning Authority.

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

6. Details of any necessary boundary screening to minimise any potential overlooking between the site and 1 St Francis Close shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The agreed scheme shall be implemented prior to first use of the extensions hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent overlooking in the interests of the amenities of the neighbouring property and to accord with Policy BE1 of the Unitary Development Plan.”

**19.13
COPERS COPE**

**(13/03103/FULL1) - 67 Westgate Road,
Beckenham.**

Description of application – Erection of two storey dwelling house at land adjacent to 67 Westgate Road.

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.

**19.14
BICKLEY**

(13/03307/VAR) - 64A Hill Brow, Bromley.

Description of application – Variation of condition 13 of permission reference 12/01201 granted for demolition of existing bungalow and erection of two storey 5 bedroom detached dwelling to allow additional rooflights in the rear elevation.
RETROSPECTIVE APPLICATION.

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

conditions and informative set out in the report of the Chief Planner.

**19.15
CRAY VALLEY EAST**

(13/03370/DET) - Oak View, Crockenhill Road, Orpington.

Description of application – Single storey extensions to hospital, including re-building of existing single storey buildings and two storey extension to provide lift access to first floor (minor material amendment to permission ref. 12/00837 to allow elevational alterations to windows and doors, minor changes to central roof and minor changes to footprint).

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.

**19.16
PETTS WOOD AND KNOLL**

(13/03492/FULL6) - 2 Towncourt Crescent, Petts Wood.

Description of application – Outbuilding and car port to rear PART RETROSPECTIVE.

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 informative 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 E 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) without the prior approval in writing of the Local Planning Authority.

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

20 TREE PRESERVATION ORDERS

The Chairman moved that the attached report, not included in the published agenda, be considered a matter of urgency on the following grounds:-

“If not confirmed, the order will expire on 4 January 2014 and this is the last Plans Sub-Committee scheduled before that date.”

21 (Supplementary Item)
CHISLEHURST

(DRR/13/152) - Objections to Tree Preservation Order 2558 at 51 Marlings Park Avenue, Chislehurst.

Members having considered the report **RESOLVED that TREE PRESERVATION ORDER NO 2558** relating to 1 cypress tree **BE CONFIRMED**, as recommended in the report of the Chief Planner.

The Meeting ended at 9.00 pm

Chairman