

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 14 November 2013

Present:

Councillor Charles Joel (Chairman)
Councillor Lydia Buttinger (Vice-Chairman)
Councillors Reg Adams, Kathy Bance MBE, Simon Fawthrop,
Samaris Huntington-Thresher, Russell Jackson, Kate Lymer and
Richard Scoates

Also Present:

Councillors Eric Bosshard, Russell Mellor, Charles Rideout and
Harry Stranger

16 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Julian Grainger; Councillor Samaris Huntington-Thresher attended as substitute.

Apologies for lateness were received from Councillors Samaris Huntington-Thresher and Lydia Buttinger.

17 DECLARATIONS OF INTEREST

Councillor Richard Scoates declared a personal interest in Item 4.3 as a Trustee of the Greater London Scout Council. Councillor Scoates left the Chamber and did not take part in the discussion or vote.

On 29 May 2013, an Urgency Committee granted Councillor Eric Bosshard unconditional dispensation to address the Plans Sub-Committee meeting on 30 May (and any subsequent meetings on the same case), in relation to the application for 51 Marlings Park Avenue, Chislehurst). The dispensation was sought by Councillor Bosshard who declared a pecuniary interest as a neighbouring resident but wished to continue to represent the views of local residents. As Item 4.5 on the current agenda related to the same case, Councillor Bosshard was permitted to address Members at this meeting.

18 CONFIRMATION OF MINUTES OF MEETING HELD ON 19 SEPTEMBER 2013

In relation to Item 14.5 - 12 Great Thrift, Petts Wood, Councillor Fawthrop thanked officers for including the full version of his comments as an addendum to the Minutes. He encouraged the continuance of including Member representations to assist in appeal cases.

RESOLVED that the Minutes of the meeting held on 19 September 2013 be confirmed and signed as a correct record.

19 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

19.1 BICKLEY

(13/02192/FULL1) - Bromley High School for Girls, Blackbrook Lane, Bickley.

Description of application - Erection of 6 x 13m high floodlights for the existing Artificial Grass Pitch and 4 x 10m high floodlights for the existing tennis courts.

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 Conditions 3 and 5 amended to read:-

'3 The floodlights hereby permitted shall not operate before 09.00 and after 21.30 on weekdays or before 09.00 and after 18.00 on Saturdays and Sundays and shall not operate on any Bank Holiday, subject to the outcome of the report required by Condition 5.

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

5 A report setting out the findings of a monitoring visit before the end of the first bat activity season after the installation of the floodlights shall be submitted to and approved by the Local Planning Authority. Details of any mitigation measures recommended in this report, including hours of operation, shall be submitted to and approved by the Local Planning Authority and installed within 3 weeks of approval of the report and permanently retained thereafter.

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

SECTION 2

(Applications meriting special consideration)

19.2 CRAY VALLEY EAST

(13/00330/FULL1) - Lower Hockenden Farm, Hockenden Lane, Swanley.

Description of application - Detached agricultural building (RETROSPECTIVE APPLICATION).

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

**19.3
CHELSFIELD AND PRATTS
BOTTOM**

**(13/01914/FULL1) - The Highway Primary School,
The Highway, Orpington.**

Description of application - Detached single storey building for school/scout use.

Oral representations in objection to and in support of the application were received at the meeting. Written representations from Orpington Ward Member Councillor William Huntington-Thresher were reported.

It was reported that a further letter from the 3rd Orpington Scouts had been received.

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 Conditions 15, 16 and 17 amended to read:-
'15 No live or amplified music shall be played before 10.00 and after 21.00 on any day. A fixed in-line noise limitation device shall be installed at the premises which is set and sealed to the satisfaction of the Local Planning Authority. Any live or recorded music played on the premises must be played through the noise limitation device at all times.

Reason: In the interests of the amenities of adjoining residential properties and to comply with policies BE1 and c8 of the Unitary Development Plan.

16 The building shall only be used by the Scouting Association between 8:00 and 22:00 Monday to Saturday for 40 weeks of the year (term time only), allowing a maximum 2 week period outside of this restriction to undertake routine maintenance as required, and on a maximum of 5 x Sundays per year (a record of Sunday use shall be kept on site and available for inspection upon request by the Council) and not at all on Public Holidays; The building shall only be used by the Highway Primary School between 08:00 and 17:00 Monday to Saturday and not at all on Sundays or Public Holidays. Any other use shall only be between 09:00 and 20:00 Monday to Saturday and not at all on Sundays or Public Holidays.

Reason: In the interests of the amenities of adjoining residential properties and to comply with Policies BE1 and C8 of the Unitary Development Plan.

17 No external lighting, including intermittent security lighting, shall be installed at the premises without the prior approval in writing of the Local Planning Authority. If any lighting is agreed it shall be retained in accordance with the approved details

Reason: In the interests of the amenities of adjoining residential properties and to comply with Policies BE1 and c8 of the Unitary Development Plan.'

The following condition was also added:-

18 Details of an appropriate level of screening along the boundary facing the rear of properties in Eton Road shall be submitted to and approved by the Local Planning Authority before any work is commenced.

The development shall be carried out in accordance with the approved details and permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the occupants of those properties in Eton Road that adjoin the application site.

**19.4
CRAY VALLEY WEST**

(13/02042/FULL2) - Kennedy House, Murray Road, Orpington.

Description of application - Change of use of part ground floor from storage (Class B8) to vehicle hire business and storage of vehicles.

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

Comments from Ward Member Councillor John Ince were reported.

Members having considered the report 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 the addition of a further condition to read:-

4 The use hereby permitted shall not operate before 08.00 or after 19.00 Monday to Friday; before 08.00 and after 14.00 on Saturdays, and shall not operate on any Sunday or Bank Holiday.

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

**19.5
CHISLEHURST**

**(13/02484/FULL2) - 51 Marlings Park Avenue,
Chislehurst.**

Description of application - Change of use of premises from dwelling house (Class C3) to residential institution involving the provision of residential accommodation and care to people in need of care (Class C2).

Oral representations in objection to the application were received.

Oral representations from Ward Member Councillor Eric Bosshard 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 change of use from dwelling house with care provided (Class C3) to care supported residential accommodation would result in an over-intensive use of the site, inconveniently located from public services which would be out of keeping with the residential character of the area resulting in increased noise and disturbance thereby detrimental to the residential amenities of neighbouring properties, contrary to Policies BE1, H4 and C6 of the Unitary Development Plan.

**19.6
DARWIN
CONSERVATION AREA**

**(13/02719/FULL6) - 4 Weller Place, High Elms
Road, Downe.**

Description of application - Hip to gable end incorporating rear dormer with juliet balcony.

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

It was reported that further objections to the application had been received.

Comments from the Advisory Panel for Conservation Areas were reported.

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 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the

external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

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.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously 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 visual and residential amenities of the area.

**19.7
HAYES AND CONEY HALL**

(13/02861/FULL6) - 5 Pickhurst Green, Hayes.

Description of application - Part one/two storey front/side/rear extension, formation of rear gable and creation of front porch.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**19.8
CHISLEHURST
CONSERVATION AREA**

(13/02880/FULL1) - Lake Cottage, Oakwood Close, Chislehurst.

Description of application - Three storey, four bedroom detached replacement dwelling with two car parking spaces to front and refuse and recycling storage area.

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.

**19.9
CHISLEHURST
CONSERVATION AREA**

(13/02885/CAC) - Lake Cottage, Oakwood Close, Chislehurst.

Description of application - Demolition of existing dwelling CONSERVATION AREA CONSENT.

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

Members having considered the report, objections and representations, **RESOLVED that CONSERVATION AREA CONSENT BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

**19.10
CHISLEHURST
CONSERVATION AREA**

**(13/02986/FULL1) - Perry Street Service Station,
Perry Street, Chislehurst.**

Description of application - Provision of replacement sales building alterations to forecourt including provision of additional car parking and alterations to existing boundary enclosure.

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.

**19.11
CHISLEHURST
CONSERVATION AREA**

**(13/02987/CAC) - Perry Street Service Station,
Perry Street, Chislehurst.**

Description of application - Demolition of existing sale building CONSERVATION AREA CONSENT.

Members having considered the report and objections, **RESOLVED that CONSERVATION AREA CONSENT BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**19.12
CHELSFIELD AND PRATTS
BOTTOM**

**(13/03066/FULL2) - 80 Ridgeway Crescent,
Orpington.**

Description of application - Part one/two storey front, side and rear extension. (Revision to permission ref. 09/03388 to incorporate minimum 0.8m separation to north-west boundary) RETROSPECTIVE APPLICATION.

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

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended in the report of the Chief Planner.

**19.13
COPERS COPE**

**(13/03154/VAR) - Sunnyfields Day Nursery, 19
Bromley Grove, Shortlands.**

Description of application - Variation of condition 1 of planning permission 12/01693 to remove 'for a limited period ending 31st October 2013' in order to allow not more than 45 children between the ages of 3 months and 7 years to be accommodated at any one time in the day nursery/playgroup, between the hours 07.30 and 18.30 Monday to Friday.

Oral representations in support of the application were received.

Oral representations from Ward Member Councillor Russell Mellor in objection to the application were received at the meeting.

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

1 The proposed increase in the number of children attending the day nursery would be detrimental to the amenities of adjacent and nearby residents by reason of the additional noise and disturbance generated and an increase in vehicular movements detrimental to conditions of highway and pedestrian safety, thereby contrary to Policies BE1 and T18 of the Unitary Development Plan.

**19.14
HAYES AND CONEY HALL**

(13/03335/FULL6) - 33 Cheriton Avenue, Bromley.

Description of application - Part one/two storey side/rear and single storey front extensions and 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.

SECTION 3

(Applications recommended for permission, approval or consent)

**19.15
WEST WICKHAM**

**(13/02377/FULL6) - 18 The Crescent, West
Wickham.**

Description of application - Raised timber decking, balustrade and steps to rear.

Oral representations in objection to 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 increased separation from the decking and the side boundary of the site.

**19.16
KELSEY AND EDEN PARK**

(13/02384/FULL1) - David Lloyd Leisure, Stanhope Grove, Beckenham.

Description of application - Inflatable seasonal tennis court covering over existing double external tennis courts.

It was reported that a petition and further supporting comments had been received.

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.

**19.17
KELSEY AND EDEN PARK**

(13/02442/FULL6) - 12 Ronald Close, Beckenham.

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

Oral representations in objection to and 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.

**19.18
CHISLEHURST
CONSERVATION AREA**

(13/02593/FULL1) - Coopers School, Hawkwood Lane, Chislehurst.

Description of application - Demolition of music and LINC blocks and erection of two storey creative arts block to provide accommodation for music, art, dance, drama and dining.

Comments from the Greater London Authority were reported at the meeting.

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.

**19.19
CHISLEHURST
CONSERVATION AREA**

(13/02594/CAC) - Coopers School, Hawkwood Lane, Chislehurst.

Description of application - Demolition of music and LINC blocks (Conservation Area Consent).

Members having considered the report and objections, **RESOLVED that CONSERVATION AREA CONSENT BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**19.20
DARWIN**

(13/02601/FULL6) - 34 Beechwood Avenue, Orpington.

Description of application - Single storey rear extension RESTROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended in the report of the Chief Planner.

**19.21
BROMLEY TOWN**

(13/02700/FULL6) - 36 Stanley Road, Bromley.

Description of application - Single storey rear extension.

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.

**19.22
PLAISTOW AND
SUNDRIDGE**

(13/02751/FULL6) - 23 Edward Road, Bromley.

Description of application - Single 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.

**19.23
ORPINGTON**

(13/02936/FULL2) - 313 High Street, Orpington.

Description of application - Change of use from approved restaurant use (Class A3) to gymnasium use (Class D2) within part of ground floor.

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 conditions 5 and 7 amended to read:-

'5 No music shall be played (excluding through personal headphones) during the hours of 22.00 and 07.00 on any day.

Reason: In order to comply with Policy S2 of the Unitary Development Plan and in the interest of the amenities of the area.

7 No sound system shall be used at the premises between 22.00 and 07.00 on any day.

Reason: In order to comply with Policy S2 of the Unitary Development Plan and in the interest of the amenities of the area.'

The following condition was also added:-

8 The use hereby permitted shall not operate at any time on Christmas Day, or between 06.00 and 12.00 on Remembrance Sunday.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to have regard for the particular sensitivities of the locality at certain times.'

**19.24
ORPINGTON**

(13/02939/ADV) - 313 High Street, Orpington.

Description of application:- i) Internally illuminated fascia sign; ii) Internally illuminated projective sign; iii) Lettering to 3 external pillars.

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

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

**19.25
PETTS WOOD AND KNOLL**

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

Description of application - Single storey rear extensions to nos. 3 and 5 St Francis Close.

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 acceptance of the removal of Permitted Development rights in respect of further extensions to the property.

At this point, as the business of the meeting had not been concluded by 10 pm, the Chairman drew Members' attention to the time and to the provisions of Section 8.2 of the Constitution. Members then voted unanimously to continue the meeting.

SECTION 4

(Applications recommended for refusal or disapproval of details)

20 CONTRAVENTIONS AND OTHER ISSUES

20.1 DARWIN

(DRR13/139) - Shelleen Valley Farm, Layhams Road, Keston.

Members having considered the report, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** as recommended, to remove:-

1. the raised platform and blockwork enclosure;
2. the second mobile home;
3. the detached outbuilding; and
4. the concrete steps to mobile home.

21 TREE PRESERVATION ORDERS

22 MOTTINGHAM AND CHISLEHURST NORTH

(DRR/13/135) - Objections to Tree Preservation Order 2556 at The Porcupine, 24 Mottingham Road, Mottingham.

Oral representations in support of the confirmation of the Tree Preservation Order were received.
Oral representations from Ward Member Councillor Charles Rideout in support of the confirmation of the Tree Preservation Order were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that Tree Preservation Order 2556 relating to one oak tree and one hawthorn tree BE CONFIRMED** as recommended in the report of the Chief Planner.

**23
BROMLEY COMMON AND
KESTON**

**(DRR/13/137) - Objections to Tree Preservation
Order 2560 at South House and Middle House,
Oakley Road, Keston.**

Oral representations in objection to the confirmation of the Tree Preservation Order were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that Tree Preservation Order 2560 relating to one birch tree and one plane tree BE CONFIRMED** as recommended in the report of the Chief Planner.

The meeting ended at 10.25 am

Chairman