

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 9 January 2014

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Peter Fookes, John Ince, Paul Lynch,
Mrs Anne Manning, David McBride and Alexa Michael

Also Present:

Councillors Will Harmer, Russell Jackson, Charles Joel,
Kate Lymer, Sarah Phillips and Colin Smith

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence.

25 DECLARATIONS OF INTEREST

Councillors Katy Boughey, John Ince and Mrs Anne Manning declared a Personal Interest in Item 4.3 (Minute 27.3), as they had been invited and attended lunch at the School.

26 CONFIRMATION OF MINUTES OF MEETING HELD ON 31 OCTOBER 2013

RESOLVED that the Minutes of the meeting held on 31 October 2013 be confirmed.

27 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

27.1 CRAY VALLEY EAST

(13/03130/FULL1) - St Pauls Cray CE Primary School, Buttermere Road, Orpington.

Description of application – Erection of 4m high fence to part of northern boundary.

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.

SECTION 2

(Applications meriting special consideration)

**27.2
PETTS WOOD AND KNOLL
CONSERVATION AREA**

(13/02342/PLUD) - Murinci Restaurant, Station Square, Petts Wood.

Description of application – Occasional erection of temporary marquee (x2) to supplement the wedding catering/reception services provided **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.**

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 establish the legal position regarding holding wedding ceremonies on this site and where a wedding may take place.

**27.3
BICKLEY**

(13/02353/FULL1) - Bullers Wood School for Girls, St Nicolas Lane, Chislehurst.

Description of application – Demolition of existing building (known as Euro Centre) and erection of 2 storey building to provide 20 classrooms and ancillary accommodation.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Colin P. Smith, were received at the meeting. He said that residents were not opposed to the expansion of the School but improvements in traffic planning were required. There were concerns with the stability of the tree bank, loss of sunlight and the provision of reasonable screening. 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 amendments to conditions 12 and 13 and two further conditions to read:-

“12. Before the development hereby permitted is first occupied the proposed first floor windows in the northern elevation serving Classroom 14 and the office (Plan PB17/003/Pr4) shall be fixed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained 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

amenities of the adjacent properties.

13. Before any part of the development is occupied details of the replacement fence to be provided in the same position as the existing chain link fence to the north of the proposed building shall be submitted to and approved in writing by the Local Planning Authority and the fence shall be erected in such position as approved and shall be permanently retained thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of adjacent properties.

15. The existing capacity of the school shall not at any time exceed 8 forms per year for Years 7-11 and 11 forms per year for Years 12-13 (total 62 forms) unless otherwise agreed in writing by the Local Planning Authority.

REASON: To comply with Policies BE1, T2, T3 and T18 of the Unitary Development Plan in the interests of highway safety.

16. Prior to the first occupation of the building details of security lighting shall be submitted and approved in writing by the Local Planning Authority and shall be installed in accordance with the approved details and retained thereafter.

REASON: To comply with Policy BE1 of the Unitary Development Plan in the interests of the amenities of residents."

IT WAS FURTHER RESOLVED that the wording for non-standard Condition 15 be agreed by Members.

**27.4
KELSEY AND EDEN PARK
CONSERVATION AREA**

(13/02534/FULL1) - 6 Manor Way, Beckenham.

Description of application - Demolition of No. 6 Manor Way and construction of 2 x link - detached houses with associated car parking spaces, landscaping and boundary enclosures including part excavation of the site.

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 informatives set out in the report of the Chief Planner.

**27.5
CHISLEHURST**

(13/03071/FULL6) - Aleesha, 15 Highfield Road, Chislehurst.

Description of application – Part one/two storey front, side and rear extension and extension to existing garage and roof alterations.

THIS REPORT WAS WITHDRAWN BY APPLICANT.

**27.6
CHISLEHURST
CONSERVATION AREA**

(13/03091/FULL1) - 51-53 High Street, Chislehurst.

Description of application – Extension and sub-division of existing A1/A3 gift shop and cafe to provide new coffee shop (A1/A3 use) and retail/cafe unit.

Oral representations in support of the application were received at the meeting. It was reported that on page 53 of the Chief Planner's report, paragraph 2, the following words should be deleted from lines 4 and 5, "details of which are listed in the preceding paragraph".

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 an amendment to condition 5 to read:-

"5. Within the retail unit comprising 51 High Street (the retained "Wrattens" shop) the cafeteria (A3 use) shall only take place within the area indicated on the Schematic Layout (Drg No 211332/SC01; received 22.11.13). No food shall be cooked or heated on the premises other than by microwave or toaster; no alcohol shall be consumed on the premises; and the use hereby permitted shall not operate at any time other than that operated by the retail use within the rest of the ground floor area of the premises and in any event not outside the hours of 06:30 - 20:00 daily. REASON: In order to comply with Policies BE1, S4 and S9 of the Unitary Development Plan, and in the interest of the amenities of the area, and the retail character of the area."

**27.7
CHELSFIELD AND PRATTS
BOTTOM**

(13/03311/FULL1) - 49 Oxenden Wood Road, Orpington.

Description of application - Demolition of existing dwelling and erection of replacement two storey detached four bedroom dwelling with accommodation within roofspace.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that the application had been amended by

documents received on 7 January 2014.

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 with a further condition to read:-

“19. There shall be no excavation works beneath the canopy of any trees shown to be retained on the submitted plan. The drive and car parking spaces shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to comply with Policy NE7 of the Unitary Development Plan to ensure works are carried out using a “no-dig” method of work and according to good arboricultural practice, and in the interest of the health and visual amenity value of trees to be retained.”

27.8 CLOCK HOUSE

(13/03453/FULL1) - 185 Beckenham Road, Beckenham.

Description of application amended to read “Retention of a single storey rear extension and installation of louvres to facilitate the use of the retained extension as a plant room. RETROSPECTIVE APPLICATION.”

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Sarah Phillips, 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 a further condition to read:-
“7. Details of security measures for the site, including details of lighting, CCTV cameras, trolley storage and collection measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and these details shall be submitted within 3 months of the decision notice. The approved details shall be permanently retained as such thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of crime prevention. “

IT WAS FURTHER RESOLVED that following the grant of planning permission the **PENDING**

ENFORCEMENT ACTION AT THIS SITE relating to a BREACH OF CONDITION BE WITHDRAWN.”

**27.9
PETTS WOOD AND KNOLL**

(13/03468/FULL6) - 9 Acacia Close, Petts Wood.

Description of application – Single storey rear extension with raised patio area and glazed railings and steps to garden and first floor balcony area with glazed railings.

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 with an amendment to condition 3 to read:-
“3. There shall be no further raising of ground levels on the site beyond that hereby permitted.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity, and to accord with Policy 5.12 of the London Plan.”

**27.10
BICKLEY**

(13/03484/FULL1) - 3 Sundridge Avenue, Bromley.

Description of application – Demolition of existing dwelling and erection of 2 five bedroom two storey dwellings with integral garages.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Kate Lymer and also on behalf of her two fellow Ward Members, Councillors Colin P. Smith and Catherine Rideout, in objection to the application were received at the meeting. It was reported that comments had been received from Bromley Friends of the Earth who were concerned at the loss of trees.

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.

**27.11
HAYES AND CONEY HALL**

(13/03569/FULL6) - 1 Pickhurst Green, Hayes.

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

**27.12
ORPINGTON
CONSERVATION AREA**

(13/03607/FULL1) - 73 High Street, Orpington.

Description of application – Demolition of the existing car tyre sale shop buildings to rear of 73 High Street, Change of use of land to residential (Class C3) and erection of 5 two storey terraced houses with accommodation in roof space and associated car parking.

Oral representations in support of the application were received at the meeting. Comments from Highways Division, the Environment Agency, Environmental Health, Bromley Museum Service and the Head of Parks and Greenspace were reported.

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 conditions 14 and 24 and amendments to conditions 23 and 25 and the addition of an informative to read:-

“23. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

25. No demolition and or development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

REASON: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be

in accordance with appropriate English Heritage guidelines.

INFORMATIVE: The applicant is advised that the boundary details to be submitted under Condition 3 shall not provide private gates leading onto the public gardens of Priory Gardens.”

**27.13
CHISLEHURST
CONSERVATION AREA**

**(13/03805/FULL6) - The Lodge, The Drive,
Scadbury, Chislehurst.**

Description of application – Single storey rear extension with basement, sunken courtyard garden and elevational alterations.

Members having considered the report, **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. 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.

3. Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed 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.

4. Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No

development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

5. Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

REASON: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

6. 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 buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to prevent the overdevelopment of the site.

7. 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 Policies BE1, BE8 and BE11 of the Unitary Development Plan and in the interest of the visual amenities of the conservation area, the setting and character of the listed building and the amenities of the nearby residential properties.”

**27.14
CHISLEHURST
CONSERVATION AREA**

(13/03806/LBC) - The Lodge, The Drive, Scadbury, Chislehurst.

Description of application – Single storey rear extension with basement, sunken courtyard garden and elevational alterations LISTED BUILDING CONSENT.

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

**27.15
CHISLEHURST
CONSERVATION AREA**

(13/03820/FULL6) - The Lodge, The Drive, Scadbury, Chislehurst.

Description of application – Single storey rear extension 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.

**27.16
CHISLEHURST
CONSERVATION AREA**

(13/03821/LBC) - The Lodge, The Drive, Scadbury, Chislehurst.

Description of application – Single storey rear extension and elevational alterations LISTED BUILDING CONSENT.

Members having considered the report, **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)

**27.17
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.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Will Harmer, in objection to the application were received at the meeting. It was reported that further objections to the application had been received.

Members were advised that the objection concerning loss of light was one of the material considerations to

be taken into account in conjunction with all others. The BRE guidelines did not form part of the Unitary Development Plan or any specific development control policy and it was open to the Sub-Committee to determine the application on its individual planning merits. In addition, any proposed legal action by the neighbour in respect of rights to light would be a private matter.

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.

**27.18
WEST WICKHAM**

(13/02964/FULL6) - 95 Hayes Chase, West Wickham.

Description of application - Single storey front and first floor rear extensions 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.

**27.19
FARNBOROUGH AND
CROFTON**

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

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

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Charles Joel, in support of the application were received at the meeting. It was reported that a letter of support from the applicant and a daylight and sunlight report from the neighbour had been circulated. Although the daylight and sunlight report had been received late, the applicants agent had been advised of its receipt and confirmed that the application should proceed to a decision.

It was reported that the BRE information on light constituted general guidance and Members should consider the application on its individual merits taking into account all material planning considerations. 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.

**27.20
BROMLEY TOWN**

(13/03178/FULL6) - 76 Coniston Road, Bromley.

Description of application – Single storey side/rear extension RETROSPECTIVE APPLICATION.

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 GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**27.21
WEST WICKHAM**

(13/03362/VAR) - 32 Corkscrew Hill, West Wickham.

Description of application – Variation of condition 5 or permission 11/01921 granted for the erection of a detached 4 bed house to allow 1.95m (H) x 2.65m (W) fence surrounding 1 car parking space adjacent to southern boundary with No 32. RETROSPECTIVE APPLICATION.

Members having considered the report and objections, **RESOLVED THAT THE APPLICATION BE APPROVED**, as recommended, subject to the following conditions:-

“1. 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.

2. All planting, seeding or turfing comprised in the previously approved details of landscaping submitted under ref. 11/01921 shall be carried out in the first planting and seeding seasons following the occupation of the development or the completion of the development whichever is sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually

satisfactory setting for the development.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no enlargement of the dwelling hereby permitted shall be carried out, without the prior written approval of the local planning authority.

REASON: In order to comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no garages shall be erected within the curtilage of the dwelling hereby permitted, without the prior written approval of the local planning authority.

REASON: In order to comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

5. The details of the method of opening for the top sections of the proposed obscure glazed windows to the first floor bathroom and ensuite facility shall be permanently retained in accordance with the previously approved details submitted to the local planning authority under ref. 11/01921. Prior to the first occupation of the proposed dwelling the obscure glazed windows and means of opening shall be installed and permanently retained in the approved condition thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

6. The details of the proposed layout for the car parking spaces and turning space shall be permanently retained in accordance with the previously approved details submitted to the Local Planning Authority under ref. 11/01921. Prior to the first occupation of the dwelling hereby permitted the proposed details shall be completed and permanently retained as such thereafter.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

7. The proposed cycle parking within the site previously approved by the Local Planning Authority

under ref. 11/01921 shall be carried out prior to the first occupation of the dwelling hereby permitted and in accordance with the previously approved details. It shall be permanently retained as such thereafter.

REASON: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

8. The details of the surface water drainage system previously approved in writing by the Local Planning Authority under ref. 11/01921 shall be carried out in accordance with the approved details prior to first occupation of the dwelling hereby permitted and shall be permanently retained thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

9. The details of the positions, design, materials and type of boundary treatment previously approved by the Local Planning Authority under ref. 11/01921 shall be completed prior to the first occupation of the dwelling hereby permitted. The approved boundary treatment shall thereafter be permanently retained as approved.

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.

10. The slab levels previously approved by the Local Planning Authority under ref. 11/01921 shall be permanently retained 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 visual and residential amenities of the area.”

27.22
PETTS WOOD AND KNOLL

(13/03516/FULL2) - 205 Petts Wood Road, Petts Wood.

Description of application amended to read, “Change of use from retail (Class A1) to restaurant (Class A3) with extract ducting at rear.”

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.

27.23

(13/03671/FULL6) - 38 Crofton Lane, Orpington.

**FARNBOROUGH AND
CROFTON**

Description of application amended to read, "Roof alterations to incorporate side dormer and windows to side and rear and part one/two storey rear extension."

Oral representations in support of the application were received at the meeting. It was reported that an email from Councillor Charles Joel in support of the application 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 an amendment to condition 3 to read:-

"3. Before the development hereby permitted is first occupied the proposed window serving the bathroom on the southern elevation and the windows serving the proposed dormer along the northern roof elevation 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."

**27.24
BROMLEY COMMON AND
KESTON**

(13/03885/FULL6) - 13 The Dale, Keston.

Description of application amended to read, "Increase ridge height and insertion of roof windows to northern flank elevation (amendment to reference 12/03587 granted permission for addition of first floor to form 2 storey dwelling house and extensions to front, side and rear elevations) PART RETROSPECTIVE APPLICATION.

Oral representations in objection to the application were received at the meeting. It was reported that the application had been amended by documents received on 8 January 2012.

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 with an additional condition to read:-

“13. No windows shall at any time be inserted in the southern flank elevation (including the southern roof slope) of the development hereby permitted, 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 in the interest of the amenities of the adjacent properties.”

SECTION 4

(Applications recommended for refusal or disapproval of details)

27.25 PLAISTOW AND SUNDRIDGE

(13/03135/FULL1) - Land adjacent to 27 Edward Road, Bromley.

Description of application – Detached two storey six bedroom house with accommodation in roofspace, integral garage and associated vehicular access and parking.

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.

27.26 BICKLEY CONSERVATION AREA

(13/03677/FULL1) - 42 Orchard Road, Bromley.

Description of application - Demolition of existing dwelling and erection of 2 detached two storey four bedroom dwellings with accommodation within the roofspace and provision of detached single storey garage to rear to serve plot 2 accessed from Sundridge Avenue.

Oral representations from Ward Member, Councillor Colin P. Smith, in objection to the application were received at the meeting.

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.

28 CONTRAVENTIONS AND OTHER ISSUES

28.1 DARWIN

(DRR13/148) - Land at junction of Broombank Reservoir Access Track and Shire Lane, Farnborough.

It was reported that a letter in support of further action being taken had been received.

Members having considered the report, **RESOLVED**

that **AUTHORITY TO ENTER THE LAND TO REMOVE THE WASTE MATERIAL** and for a **CHARGE TO BE PLACED ON THE LAND BE GRANTED.**

**28.2
FARNBOROUGH AND
CROFTON**

(DRR13/149) - 1 St Thomas Drive, Orpington.

Oral representations from the Executor of the Estate and the Agent for Asprey Homes in favour of no further action were received. Oral representations from Ward Member, Councillor Charles Joel, in favour of action being taken were received at the meeting. Members having considered the report and representations, **RESOLVED** that **AUTHORITY TO ENTER THE LAND TO CARRY OUT THE WORKS IN DEFAULT TO CLEAR THE FRONT AND REAR GARDENS** and for a **CHARGE TO BE PLACED ON THE LAND AND RECOVERED FROM THE ESTATE ON THE SALE OF THE PROPERTY** be **GRANTED.**

**28.3
CHELSFIELD AND PRATTS
BOTTOM**

(DRR13/150) - Hard-Standing, Skibbs Lane, Chelsfield.

Oral representations from Ward Member, Councillor Russell Jackson, in support of further investigation were received at the meeting. Members having considered the report and representations, **RESOLVED** that the matter **BE DEFERRED**, without prejudice to any future consideration to, request a planning application, to seek the views of the Highways Drainage Engineer and to check the levels.

**30
ALL WARDS**

MATTERS FOR INFORMATION:- ENFORCEMENT ACTION AUTHORISED BY CHIEF PLANNER UNDER DELEGATED AUTHORITY

(DRR13/151) - Delegated Enforcement Action (July to December 2013).

The report was noted.

The Meeting ended at 10.20 pm

Chairman