

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 6 February 2014

Present:

Councillor Alexa Michael (Chairman)
Councillor John Ince (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, John Canvin, Peter Fookes,
Samaris Huntington-Thresher, Mrs Anne Manning and Harry Stranger

Also Present:

Councillors Tom Papworth and Catherine Rideout

17 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

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

18 DECLARATIONS OF INTEREST

No declarations of interest were received.

19 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 NOVEMBER 2013

RESOLVED that the Minutes of the meeting held on 28 November 2013 be confirmed and signed as a correct record.

20 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

20.1 PENGE AND CATOR

(12/02798/FULL1) - Land rear of 190-200 Kings Hall Road, Beckenham

Description of application – Extension to existing car park to provide an additional 64 car parking spaces; associated landscaping.

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. It was also reported that the application had been amended by documents received on 15 January 2014 and 6 February 2014.

The Planning Officer informed Members that conditions 14, 18, 19, 20, 21 and 22 as set out in the report, should be recorded as informatives only. 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 conditions 14, 18, 19, 20, 21 and 22 changed to become informatives and conditions 16 and 17 amended to read:-

'16 The vehicle hardstanding and access drives hereby permitted shall be formed of a permeable surface in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall include proposals for the regular maintenance of the permeable surface, which shall be maintained in accordance with the approved details.

Reason: to ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.

17 Before the car parking hereby approved is first used, a suitable screen to protect adjacent properties from noise of a height of 2m and type to be approved in writing by the Local Planning Authority shall be erected in such a position along the boundary of the site as shall be agreed by the Authority and shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to ensure a satisfactory standard of residential amenity.'

Councillor Fookes' vote against permission was noted.

20.2 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 TO CONTEST THE APPEAL** on the following grounds:-

1. The development by reason of the number of units, height, bulk and massing would result in an over-development of the site, poorly related and out-of-character with nearby development and the wider area, contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The design of the development, by reason of its appearance, would be out-of-character with the existing development in the area contrary to Policy BE1 of the Unitary Development Plan.
3. The number of car parking spaces proposed would be insufficient to meet the needs of the development resulting in an unacceptable increase in on-street parking which would be detrimental to the visual appearance of the area.

**20.3
PENGE AND CATOR**

(13/04129/FULL3) - Ground Floor, 46 Green Lane, Penge

Description of application amended to read:- 'Change of use from Class A1 Retail to Library with replacement shopfront, lattice style shutters, elevational alterations at rear, air conditioning units at rear and gates and fencing to service yard.'

It was reported that Environmental Health had no objections to the application.

Comments from former Councillor Chris Phillips were reported at the meeting.

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 the addition of a further two conditions to read:-

7 The proposed air conditioning units shall be installed in full accordance with the manufacturer's details submitted and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the residential amenities of the area.

8 The proposed shutters shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

Reason: In the interest of the visual amenities of the area and in order to comply with Policy BE19 of the Unitary Development Plan.

The following three informatives were also added:-

- 1 The applicant should be aware that the proposed signage requires separate advertisement consent application to be submitted.
- 2 The applicant should make attempts to provide adequate directional signage to the proposed library (subject to advertisement regulations)
- 3 The applicant should consider revising the internal layout to rationalise the toilet provision in order to introduce additional meeting space.

SECTION 2

(Applications meriting special consideration)

20.4 CHELSFIELD AND PRATTS BOTTOM

(13/03355/VAR) - Orpington Sports Club, Goddington Lane, Orpington

Description of application – Variation of condition 8 of permission reference 13/02314 to enable opening hours to be extended from 10:00 to 20:00 Monday-Friday; 10:00 to 22:00 on Saturdays; and 09:00 to 17:00 on Sundays and Bank Holidays to 08:00 to 23:30 Monday-Thursday; 08:00 to 00:30 Friday and Saturdays; and 08:00 to 23:00 on Sundays.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek confirmation on the existing planning and licensing operating hours and agreement to additional planting to reduce impact on residential properties.

20.5 BICKLEY

(13/03646/FULL1) - Red Tree Cottage, Bickley Park Road, Bickley

Description of application – Demolition of existing dwelling and erection of detached two storey building with accommodation in roofspace comprising of 5 two bedroom flats with 5 car parking spaces, cycle and refuse stores and front and rear balconies and terrace.

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.

**20.6
COPERS COPE**

**(13/03790/FULL6) - 45 Beckenham Place Park,
Beckenham**

Description of application – Front boundary metal railings/electric gates and side boundary metal railings/gate max height 1.675m.

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

Comments from Ward Member Councillor Russell Mellor in objection to the application were reported. It was reported that late representations in support of the application together with a signed petition and photographs had been received.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**20.7
BROMLEY TOWN**

**(13/01251/ELUD) - The Ravensbourne School,
Hayes Lane, Bromley**

Description of application – Retention of 2 screens adjacent to hard surfaced sports pitch (CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT).

Members having considered the report and objections, **RESOLVED that A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED** as recommended in the report of the Chief Planner.

**20.8
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 PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**20.9
BROMLEY TOWN**

(13/03278/FULL6) - 52 Forde Avenue, Bromley

Description of application – Two storey side 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 with the addition of a further condition to read:-
6 Before any work is commenced, details of parking spaces shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the building hereby permitted and shall thereafter be kept available for such use.

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

**20.10
CRAY VALLEY WEST**

(13/03601/FULL6) - 29 Broomwood Road, Orpington

Description of application – Increase in roof height to provide habitable accommodation in roofspace, single storey front/side/rear extension, elevational alterations and detached garage to rear.

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.

**20.11
CHISLEHURST
CONSERVATION AREA**

(13/03761/FULL6) - Willow View, 16 Oakwood Close, Chislehurst

Description of application – Part one/two storey rear and single storey side extensions, pitched roof to front, conversion of garage to habitable room and elevational alterations, porch and extension to raised terrace at rear.

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 PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further two conditions to read:-

5 Before the development hereby permitted is first occupied, the proposed first floor south-eastern window serving the master bedroom shall be fixed shut and obscure glazed in accordance with details submitted to and approved in writing by the Local Planning Authority and shall be subsequently maintained as such.

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 Details of screening for the raised terrace shall be submitted to and approved in writing 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 appearance of the building and the visual amenities of the area.

**20.12
SHORTLANDS**

**(13/03870/FULL6) - 29 Woodmere Way,
Beckenham**

Description of application – Roof alterations to incorporate rear dormer extension to provide habitable accommodation in roof space.

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.

**20.13
CHISLEHURST**

**(13/03920/FULL6) - High Ridge, Walden Road,
Chislehurst**

Description of application – single storey side and rear extension incorporating enlargement of existing dwelling together with provision of swimming pool, plant room, gym and sauna.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**20.14
CHELSFIELD AND PRATTS
BOTTOM**

(13/03987/FULL3) - 29 Southcroft Road, Orpington

Description of application – Change of use of dwelling from residential (Class C3) use to doctors surgery (Class D1).

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.

It was also reported that further supporting documentation 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 clarification on hours of operation, disabled access arrangements, NHS contract and its impact on surgery operation and on-site car parking arrangements.

**20.15
BICKLEY**

(13/04067/FULL1) - Little Moor, Chislehurst Road, Chislehurst

Description of application – Demolition of existing buildings and erection of a part two/three storey building comprising 5 three bedroom and 3 two bedroom flats with 16 basement car parking spaces and cycle store.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Catherine Rideout 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 conditions and informatives set out in the report of the Chief Planner with the addition of a further condition to read:-

26 If any trees are felled in order to implement the development hereby permitted, trees of a size and species to be agreed in writing by the Local Planning Authority shall be planted as replacements in such positions as shall be agreed by the Authority in the first planting season following completion of the development. Any trees 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 similar size and species to those originally planted.

Reason: In order to comply with Policy NE8 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

**20.16
CHISLEHURST**

(13/04149/FULL6) - 21 Sandy Ridge, Chislehurst

Description of application – Part one/two storey side and rear extension, part one/two storey side extension with front and rear dormer extensions, roof alterations incorporating front and rear dormer extensions.

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 removal of dormers.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**20.17
WEST WICKHAM**

(13/00267/FULL6) - 7 Barnfield Wood Close, Beckenham

Description of application – Detached single storey garage to side.

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 reasons set out in the report of the Chief Planner with the addition of a further reason to read:-

4 In the absence of information to the contrary, the proposed garage would have an unacceptable impact on flood risk, contrary to Policies 5.3 and 5.12 of the London Plan.

21 **CONTRAVENTIONS AND OTHER ISSUES**

21.1
CRYSTAL PALACE

**Kingsway International Christian Centre,
25 Church Road, Anerley, SE19**

Oral representations from Ward Member Councillor Tom Papworth in favour of enforcement action being taken were received at the meeting.

Members having considered the report and representations, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED BUT HELD IN ABEYANCE FOR 30 DAYS AND THE OWNERS BE URGED TO SUBMIT A PLANNING APPLICATION.**

21.2
BROMLEY TOWN

Fencing Screens at Ravensbourne School, Hayes Lane, Bromley

It was reported that correspondence from the agent had been received confirming that both advertisements had been turned inwards facing directly toward the playing pitch.

Members having considered the report, **RESOLVED that NO FURTHER ACTION BE TAKEN**, as recommended, subject to the condition and informative set out in the report of the Chief Planner.

The meeting ended at 9.50 pm

Chairman