

PLANS SUB-COMMITTEE NO. 3

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

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Nicholas Bennett J.P., Roxhannah Fawthrop,
Peter Fookes, John Ince, Mrs Anne Manning, David McBride
and Alexa Michael

Also Present:

Councillor Simon Fawthrop

31 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Paul Lynch and Councillor Nicholas Bennett J.P. attended as his substitute.

32 DECLARATIONS OF INTEREST

Councillor Douglas Auld declared an interest in Items 4.14, (minute 34.14), and 4.15, (minute 34.15), as he lived near to the site; he left the Chamber for the debate and vote.

Councillor Nicholas Bennett J.P. declared an interest in Item 4.22, (minute 34.22), as the applicant was known to him through the Beckenham Conservative Association; he left the Chamber for the debate and vote.

Councillor Alexa Michael declared an interest in Item 4.22, (minute 34.22), as the applicant was known to her through the Beckenham Conservative Association.

33 CONFIRMATION OF MINUTES OF MEETING HELD ON 9 JANUARY 2014

RESOLVED that the Minutes of the meeting held on 9 January 2014 be confirmed.

34 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

34.1 CHELSFIELD AND PRATTS BOTTOM

**(13/4165/REG3) - Warren Road Primary School,
Warren Road, Orpington.**

Description of application – Detached timber framed classroom building.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

SECTION 2

(Applications meriting special consideration)

34.2 DARWIN

(09/00889/FULL2) - Highams Hill Farm, Layhams Road, Keston.

Description of application – Change of use of 2 poultry sheds from agricultural to commercial/light industrial use (Classes B1, B2 and B8) Including 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 GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with a further condition to read:-

“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: To enable the Council to consider any further changes to the buildings in the interests of the visual amenities and openness of the Green Belt and in accordance with Policies G1 and BE1 of the Unitary Development Plan.”

34.3 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.

It was reported that some landscaping had taken place.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, 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. The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and/or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.

3. No structure, plant, equipment or machinery shall be placed erected or installed on or above the roof or on external walls without the prior approval 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 appearance of the building and the visual amenities of the area.

4. Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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.

5. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted 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.

6. Whilst the development hereby permitted is being

carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

REASON: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

7. The premises shall be used for a sport clubhouse and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

8. Customers shall not be admitted to the premises before 08:00 hours and after 23:30 hours Monday to Thursday, or before 08:00 hours and after 00:30 hours on Fridays and Saturdays, or before 08:00 hours or after 23:00 hours on Sundays.

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.

9. 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 appearance of the building and the visual amenities of the area.

10. Only one of the planning applications granted under references 10/03255/13/02314/13/03355 shall be implemented at the site and the development undertaken shall remain in complete accordance with only one of the developments granted.

REASON: In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the openness and visual amenities of the Green Belt.”

**34.4
PLAISTOW AND
SUNDRIDGE**

**(13/03887/FULL6) - Treesway, Lodge Road,
Bromley.**

Description of application – Increase in roof height to include front dormer and elevational alterations, two storey rear, part one/two storey sides and first floor and single storey front extensions (Revision to planning reference 13/00074 to include additional rooflights to ground floor and second floor and alterations to garage roof design; alterations to widen front windows and corrected boundary details)
RETROSPECTIVE APPLICATION.

The Chief Planner's representative reported that two emails dated 24th December 2013 and 4th March 2014 had been received from the immediate neighbour and these had been circulated to the Sub-Committee Members. The neighbour had requested that the application be deferred to enable him to attend the meeting and that his objections be taken into account, if Members decided to determine the application.

It was acknowledged that development had been carried out beyond the granted planning permission 13/00074 and this retrospective planning application had been received. The Chief Planner's representative reported a further variation in the development which was to be dealt with under separate application. Members were also advised that any boundary dispute was a civil matter and could not be taken into consideration.

Members having considered the report, material considerations and objections, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner with an amendment to the third ground of refusal and an informative to read:-

3. The proposed revisions to the approved garage design would result in a bulky feature to this front extension and an undesirable feature in the street scene detrimental to the amenity of future occupiers thereby contrary to Policy BE1 of the Unitary Development Plan.

INFORMATIVE: The Council has noted that the drawings accompanying the application do not accurately represent the southwest elevation, as built, to the extent that a door and window on the ground floor have not been formed and have been replaced by air conditioning units which are subject to a

separate application.

IT WAS FURTHER RESOLVED that a further report should be considered at a future meeting of Plans Sub-Committee to consider enforcement action.

**34.5
CHISLEHURST
CONSERVATION AREA**

(13/04003/FULL1) - Jason, Yester Road, Chislehurst.

Description of application – Demolition of existing dwelling and erection of a three storey 8 bedroom detached dwelling with accommodation within the roofspace and associated landscaping.

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

Members referred to two previous refused applications 12/01812 and 13/03112 that had been upheld on appeal and were disappointed they had been upheld on highways issues only. It was noted that Highways Division had no objection to the application. Members had concerns that as this application included ten bathrooms the future intention may be to convert the site to flats.

The Legal Representative advised Members that if the application was refused there was a risk of costs if a future appeal was awarded against the Council.

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

1. The proposed means of access to the site would be inadequate to meet the needs of the development in respect of provision of adequate visibility as such the proposal would be prejudicial to highway safety and contrary to Policy T18 of the Unitary Development Plan.
2. The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy to the occupiers of the adjoining residential dwellings thereby contrary to Policy BE1 of the Unitary Development Plan.

**34.6
CHISLEHURST
CONSERVATION AREA**

(13/04044/FULL1) - Webb Works, Queens Passage, Chislehurst.

Description of application – Two storey front extension, first floor side extension, elevational alterations, installation of 6 rooflights, partial demolition and repair associated works to car park and change of use from class B1 to Class B1/D1.

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 with a further condition to read:-
“6. The premises shall be used for B1(a) (office) and D1 (community meeting rooms) and for no other purpose (including any other purpose in Class ... of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of the area.”

**34.7
CRAY VALLEY WEST**

(13/04170/FULL6) - 175 Oakdene Road, Orpington.

Description of application – Two storey side and single storey rear extensions, front porch and elevational alterations.

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 a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.
REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.”

(Councillor John Ince wished his vote for deferral to be recorded.)

**34.8
CRAY VALLEY WEST**

(13/04191/FULL6) - 42 Clarendon Way, Chislehurst.

Description of application – Single storey rear extension and elevational alterations PART RETROSPECTIVE.

At Plans Sub-Committee 1 on 3 October 2013 permission was refused under reference 13/02626

and the applicant had appealed against an enforcement notice.

The Chief Planner's representative advised Members they could determine this application whilst the appeal was in process.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to, await the outcome of the appeal against enforcement action.

**34.9
CRAY VALLEY WEST**

**(13/04193/FULL6) - 42 Clarendon Way,
Chislehurst.**

Description of application – Single storey rear extension and elevational alterations PART RETROSPECTIVE.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to await the outcome of the appeal against enforcement action.

**34.10
BROMLEY COMMON AND
KESTON**

(14/00017/FULL6) - 46 Randolph Road, Bromley.

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

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

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.

**34.11
HAYES AND CONEY HALL**

(14/00106/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.

SECTION 3

(Applications recommended for permission, approval or consent)

**34.12
MOTTINGHAM AND**

**(13/03497/FULL3) - 41 Mottingham Road,
Mottingham.**

CHISLEHURST NORTH

Description of application – Change of use of ground floor from retail (Class A1) to hot food takeaway (Class A5) with ventilation ductwork at rear.

Comments from Environmental Health were reported. Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to seek accurate elevational and sectional drawings to show the relationship of the rear ventilation system and ductwork to the first floor flat.

**34.13
PENGE AND CATOR**

(13/03506/FULL1) - 2-4 Raleigh Road, Penge.

Description of application – Four storey side extension to accommodate new entrance lobby and staircase, elevational alterations including front and side balconies and conversion of first and second floor from snooker club (sui generis) to form 6 two bedroom flats; construction of single storey roof extension to provide additional 2 x 2 bedroom flats with associated outdoor terraces. Alterations to ground floor wholesale unit to provide cycle storage; associated landscaping; bin store; provision of 6 car parking spaces; vehicular access; boundary enclosure and gates.

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 informative set out in the report of the Chief Planner with a further condition to read:-

“13. Details of the means of privacy screening for the balcony(ies) 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.”

**34.14
CHELSFIELD AND PRATTS
BOTTOM**

(13/03722/FULL1) - Gara Rise, Orchard Road, Pratts Bottom.

Description of application – Demolition of existing dwelling and replacement part two/three storey detached dwelling incorporating integral garage.

Comments from Ward Member, Councillor Julian Grainger, regarding the height of the building and spatial standards were circulated and reported. It was also reported that a late representation had been received from the immediate neighbour advising that the Council's planning application notification letter had not been received.

Members having considered the report, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration to check that all neighbours had received their notification letter and to clarify the building height in relation to existing and proposed development at the site and on neighbouring land.

**34.15
CHELSFIELD AND PRATTS
BOTTOM**

(13/03791/FULL1) - Land adjacent to High Barbary, Orchard Road, Pratts Bottom.

Description of application – Detached two storey 5 bedroom dwelling with integral garage and land adjacent to High Barbary.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Julian Grainger, regarding the height and bulk of the building and spatial standards were circulated and reported. The Chief Planner's representative reported that this application adjoined Gara Rise, Orchard Road, Pratts Bottom, being the item above (minute 34.14). Permission had previously been granted for a rear extension at Gara Rise under reference number 12/03232 but there was no guarantee that it would go ahead and he advised Members to consider the impact of the proposal on the existing dwelling.

Members having considered the report, **RESOLVED** that the application **BE DEFERRED**, without prejudice to any future consideration for a further detailed report to consider the impact of the proposed development in "Gara Rise" in the event that the permission granted to extend "Gara Rise" is not implemented.

Further clarification of the existing and proposed building heights for both "Gara Rise" and the "High Barbary" development was also requested.

**34.16
PETTS WOOD AND KNOLL**

(13/03912/FULL6) - 51 Woodland Way, Petts Wood.

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

Oral representations in objection to and in support of

the application were received. Oral representations from Ward Member, Councillor Simon Fawthrop 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.

**34.17
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, sauna.

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 4 February 2014.

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.

**34.18
WEST WICKHAM**

(13/03929/FULL6) - 66 Woodland Way, West Wickham.

Description of application - Raised decking area, associated screening, planters and steps within rear garden.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that on page 139 of the Chief Planner's report, the figure in brackets at the end of the third line from the bottom of the page should be amended to read, '(68)'.

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.

**34.19
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 PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**34.20
BICKLEY**

(13/04196/FULL1) - Genden, Bickley Park Road, Bickley.

Description of application – Detached part one/two storey 3 bedroom dwelling with vehicular access, 2 car parking spaces and front boundary wall and gates on land to the rear of Genden and fronting St. Georges 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.

(A motion for 'refusal' was proposed and seconded and the vote was 4:4. The Chairman took her casting vote and voted for permission.)

**34.21
BROMLEY COMMON AND
KESTON**

(13/04253/FULL6) - 7 Greys Park Close, Keston.

Description of application – Part one/two storey side/rear extension, single storey side, first floor side and single storey rear extensions, roof alterations to incorporate two front dormers, bay window to front and elevational alterations.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**34.22
SHORTLANDS
CONSERVATION AREA**

(14/00016/FULL6) - 19 Whitecroft Way, Beckenham.

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

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 deletion of condition 4 and two further conditions to read:-

“5. Before the development hereby permitted is first occupied, the proposed window(s) in the southern roofslope shall be obscure glazed 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 order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

6. No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the southern elevation(s) of the extension 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.”

**34.23
BROMLEY COMMON AND
KESTON**

(14/00054/FULL6) - 10 Croydon Road, Keston.

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

**34.24
PLAISTOW AND
SUNDRIDGE**

(14/00042/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 car parking.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received together with additional correspondence from the applicant. It was also reported that Councillor Peter Morgan had no objection to the application. The applicant had filed an appeal with the Planning Inspectorate, to include an application for costs, for

the previous refused planning application reference 13/03135FULL1.

Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** for the reason set out in the report of the Chief Planner.

35 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000

The Chairman moved that the Press and public be excluded during consideration of the items of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**36
PENGE AND CATOR**

(DRR14/0222) - Oakfield Centre, Oakfield Road, Penge.

Members having considered the report, **RESOLVED** that a course of action **BE AGREED**.

The Meeting ended at 9.40 pm

Chairman