

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 17 April 2014

Present:

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance MBE, Lydia Buttinger, Peter Dean,
Nicky Dykes, Charles Joel, Tony Owen and Tom Papworth

Also Present:

Councillors Kate Lymer, Russell Mellor and Colin Smith

26 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Gordon Norrie and Councillor Tony Owen attended as his substitute.

27 DECLARATIONS OF INTEREST

Councillor Russell Jackson declared a personal interest in Item 4.6.

28 CONFIRMATION OF MINUTES OF MEETING HELD ON 20 FEBRUARY 2014

RESOLVED that the Minutes of the meeting held on 20 February 2014 be confirmed.

29 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

29.1 KELSEY AND EDEN PARK

(13/03647/VAR) St John's Coptic Orthodox Church, 11 Dunbar Avenue, Beckenham.

Description of application – Variation of condition 3 (Car parking management) and condition 5 (hours of operation) of planning permission ref 10/00971 for a change of use from Class A4 to Class D1.

Councillor Dean said that he had received many complaints from local residents regarding the use of the site, its impact and excessive noise and requested that enforcement action should be investigated to return the car park to its original use.
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 with a further reason to read:-

2. The proposed variation to condition 3 of planning permission reference 10/00971/FULL2 to use part of the car park for recreational activities would result in inadequate parking provision, which is likely to lead to parking inconvenient to other road users and prejudicial to road safety and would be detrimental to the amenities of neighbouring residents, thereby contrary to Policy BE1, ER8, T3 and T18 of the Unitary Development Plan.

IT WAS FURTHER RESOLVED that an Enforcement report be undertaken to assess the use of the car park in relation to the Church including any noise pollution emanating from the current use of the car park.

**29.2
KELSEY AND EDEN PARK**

(13/04148/FULL6) 14 Kelsey Way, Beckenham.

Description of application – Balcony area with balustrade to loft room at rear.

Oral representations in objection to and in support of the application were received at the meeting. Councillor Peter Dean was concerned that if this development went ahead then the entire garden of No 12 Kelsey Way would be exposed to the occupiers of No 14 which could set a precedent that was out of character.

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

1. The proposal would result in a detrimental loss of privacy to neighbouring residents and would be out of character with the area contrary to Policy BE1 of the Unitary Development Plan.

**29.3
BIGGIN HILL**

(13/04199/FULL1) 39 Church Road, Biggin Hill.

Description of application – Erection of detached two bedroom single storey dwelling with associated landscaping and parking on land rear of 39 Church Road.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received and that the Waste Department had no objection to the application.

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.

**29.4
CLOCK HOUSE**

(14/00078/FULL1) 109 Croydon Road, Penge.

Description of application - Part one/two side and rear extension and conversion of single dwellinghouse to two 3 bedroom flats with accommodation with roofspace.

It was noted that there were no objections to this application.

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

**29.5
COPERS COPE**

(14/00142/FULL1) 134 High Street, Beckenham.

Description of application – Part two/three storey rear extension, four dormers to front roof slope and conversion from 3 flats to 8 one bedroom studio flats at Nos. 134 and 136 High Street.

Oral representations from Ward Member, Councillor Russell Mellor, were received at the meeting. It was noted that there were no objections to this application.

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 two further conditions to read:-
“7. Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned 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 arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

8. Details of a scheme of landscaping, which shall

include the materials of paved areas and other hard surfaces and boundary enclosures, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

**29.6
CRYSTAL PALACE**

(14/00237/FULL6) 8 Lansdowne Place, Anerley.

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

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.

**29.7
PLAISTOW AND
SUNDRIDGE**

(14/00391/FULL6) 14 Holligrave Road, Bromley.

Description of application - Single storey rear extension.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**29.8
PLAISTOW AND
SUNDRIDGE**

(14/00392/FULL6) 12 Holligrave Road, Bromley.

Description of application – The application should be considered as a joint scheme with No.14 Holligrave Road (application ref.14/00391).

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**29.9
SHORTLANDS
CONSERVATION AREA**

(14/00397/FULL6) 39 Wickham Way, Beckenham.

Description of application – Roof alterations to incorporate rear dormer, skylights and balcony element, single storey rear extension and first floor rear extension with side dormers on both elevations and conversion of garage to habitable accommodation.

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 2 April 2014.

It was noted that on page 73 of the Chief Planner's report the last paragraph should be amended to read:-
"In summary, the proposal will result in an acceptable additional level of impact of the amenities of the surrounding residential properties, nor impact detrimentally on the character of the area."

Members having considered the report, objections and representations, **RESOLVED THAT**

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

"5. Before the development hereby permitted is first occupied the proposed rear dormer windows to the northern elevation (facing 37 Wickham Way) of the extension hereby permitted and the first floor window to the eastern elevation of the first floor rear extension (facing 1 Malmaisons Way) shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and there shall be no openings unless 1.7 metres above floor level of the room to which the window is installed.

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. Before the development hereby permitted is first occupied the proposed skylight to the single storey rear extension 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.

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

**29.10
PETTS WOOD AND KNOLL**

(14/00698/FULL6) 27 West Way, Petts Wood.

Description of application – Single Storey side extension incorporating a garage to the front of the property.

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

Objections to the application from Ward Members Councillors Simon Fawthrop and Douglas Auld, sent

via email dated 13 and 14 April 2014, were circulated and reported. Councillor Fawthrop objections referred to the outcomes of Planning Appeals APP/G5180/D12/2175539, APP/G5180/D/12/2187535 and APPG5180/D/13/2209765. His objections stated that the first two appeals had been dismissed as the Inspectors had taken into account the effect a proposed development would have on the character and appearance of Petts Wood, being an Area of Special Residential Character, but that the last Inspector's report, dated 14 January 2014, had, in his opinion, been an aberration compared with the first two reports, out of kilter and went against the previous two Inspectors' decisions. Councillor Tony Owen reported that Jo Johnson MP had written a letter of complaint to the Planning Inspectorate.

The Chief Planner's representative advised Members that officers considered that the concerns of the first two Inspectors in relation to the erosion of sidespace were primarily with the first floor extension.

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

1. The proposed extension, by reason of its design and siting, would erode the space between the buildings and would result in a detrimental impact on the character, rhythm and spatial standards of the streetscene and this part of the Petts Wood Area of Special Residential Character, contrary to Policies BE1, H8 and H10 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

29.11 PENGE AND CATOR

(13/01358/FULL1) 47 High Street, Penge.

Description of application – Change of use from two flats to four flats and erection of part one, two and three storey rear extension.

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 with a further condition to read:-
"6. including means of enclosure for the area concerned 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

arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.”

**29.12
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. It was reported that the application had been amended by documents received on 23 January 2014.

Councillor Russell Jackson had concerns regarding height, overlooking and amenity.

Members having considered the report, objections and representations, **RESOLVED THAT**

PERMISSION BE REFUSED for the following reason:-

1. The raised decking would by reason of its height, depth, width and proximity to the shared boundary be detrimental to the amenities that occupiers of neighbouring properties, and 16 The Crescent in particular, might reasonably expect to be able to continue to enjoy by reason of loss of privacy and overlooking thereby contrary to Policy BE1 of the Unitary Development Plan.

**29.13
SHORTLANDS**

(13/03395/FULL6) 90 Malmains Way, Beckenham.

Description of application – First floor side and rear extension.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**29.14
CHELSFIELD AND PRATTS
BOTTOM**

(13/04272/REG4) The Forge, Skibbs Lane, Orpington.

Description of application – Demolition of existing workshop and garages and construction of replacement workshop building.

It was noted that there were no objections to this application and that this item should have been listed under Section 2 of the agenda.

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.

**29.15
BICKLEY**

(14/00015/FULL6) Redlap, Sundridge Avenue, Bromley.

Description of application – Lower ground and ground floor extensions and provision of first floor with pitched roof and rear dormers to form a two/three storey dwelling with accommodation in roofspace, together with 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 informatives set out in the report of the Chief Planner.

**29.16
COPERS COPE
CONSERVATION AREA**

(14/00045/FULL1) South Park Court, Park Road, Beckenham.

Description of application – Conversion of basement boiler house to form additional bedroom for flat 10 and enlargement of existing lightwell.

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

**29.17
BICKLEY**

(14/00160/FULL1) 60 Hill Brow, Bromley.

Description of application – Demolition of existing dwelling and erection of detached 4 bedroom house with lower ground level (garage and storage) and loft room.

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.

**29.18
BICKLEY**

(14/00379/FULL1) 16 Bird in Hand Lane, Bickley.

Description of application - Two storey, five bedroom replacement dwelling with accommodation in roof space, basement and integral garage.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Kate Lymer, 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 with two further informatives to read:-

“INFORMATIVE 6: If during works on site suspected contamination is encountered, Public Protection should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf. INFORMATIVE 7: Before the use commences, the applicant is advised to contact the Pollution Team of Public Protection regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.”

**29.19
BROMLEY TOWN**

(14/00473/FULL1) 44 Napier Road, Bromley.

Description of application – Demolition of existing building and erection of two storey block with 3 one bedroom flats with 2 ancillary work units within the roof space.

It was noted that there were no objections to this application.

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

**29.20
SHORTLANDS**

(14/00667/FULL6) 115 South Hill Road, Shortlands.

Description of application – Roof alterations to incorporate rooflights to front/side/rear and first floor/single storey side extension.

It was noted that there were no objections to this application.

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.

The Items listed below were not circulated with the published agenda

**29.21
SHORTLANDS**

(13/03290/FULL6) 90 Malmaison Way, Beckenham.

Description of application – First floor front/side and rear extension.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**29.22
MOTTINGHAM AND
CHISLEHURST NORTH**

(14/00707/FULL1) Castlecombe Children & Family Centre, Castlecombe Rad, Mottingham.

Description of application – Demolition of existing modular building and replacement single storey modular childrens centre.

It was noted that there were no objections to this application.

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.

**29.23
PETTS WOOD AND KNOLL**

(14/00151/FULL6) 70 Princes Avenue, Petts Wood

Description of application – Two storey side extension to include front porch 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.

**29.24
CRAY VALLEY EAST**

(14/00583/FULL6) 20 East Drive, Orpington,

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

It was noted that there were no objections to this application.

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.

**29.25
BICKLEY**

(13/02053/FULL1) Land East Side, Blackbrook Lane, Bickley

Description of application – Erection of 34 4/5 bedroom detached dwellings together with 102 car parking spaces associated highway works, entrance gates, refuse and recycling facilities and landscaping.

Oral representations from Ward Member, Councillor Colin Smith, in objection to the application were received at the meeting. He said that his fellow Ward Members, Councillors Kate Lymer and Catherine Rideout, also objected to the application. It was reported that further objections to the application had been received together with a statement from the Applicant that had been circulated.

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.

**29.26
FARNBOROUGH AND
CROFTON**

(14/00368/FULL1) 81 High Street, Farnborough

Description of application - Demolition of existing building and erection of part two/three storey building with office on part ground floor and 3 bedroom residential unit to rear of ground floor, first and second floors and extension/alteration to single storey building at rear to provide home studio.

Oral representations in support of the application were received at the meeting. It was noted that there were no objections to this application.

Councillor Charles Joel spoke on behalf of his fellow Ward Members, Robert Evans and Tim Stevens, and said they wished to retain a village scene and this

application was out of character. He also reported that Farnborough Village Society objected to the application.

Members having considered the report and representations, **RESOLVED** that **PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner with a further reason to read:-

2. The proposed would result in inadequate parking provision, which is likely to lead to parking inconvenient to other road users and prejudicial to road safety and would be detrimental to the amenities of neighbouring residents, thereby contrary to Policy BE1 and T18 of the Unitary Development Plan.

It was the final meeting of the municipal year and the Chairman's final meeting. The Chairman thanked Members and Officers for their work throughout the year and Members and Officers likewise thanked the Chairman for his support and wished him well for his future.

The Meeting ended at 8.47 pm

Chairman