

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 15 May 2014

Present:

Councillor Charles Joel (Chairman)
Councillor Lydia Buttinger (Vice-Chairman)
Councillors Reg Adams, Simon Fawthrop, John Getgood,
Julian Grainger, Samaris Huntington-Thresher, Kate Lymer and
Richard Scoates

Also Present:

Councillors Peter Morgan and John Ince

32 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Kathy Bance M.B.E. and Russell Jackson; Councillors John Getgood and Samaris Huntington-Thresher attended as their substitutes respectively.

33 DECLARATIONS OF INTEREST

Greg Ullman, Legal Representative, declared a personal interest in Item 4.13 as he knew the applicant. He left the room for the debate and vote.

34 CONFIRMATION OF MINUTES OF MEETING HELD ON 20 MARCH 2014

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

35 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

35.1 HAYES AND CONEY HALL

(13/02835/FULL1) - 1 Croydon Road, West Wickham.

Description of application – The erection of a detached building to provide 2 x two bedroom maisonettes and the provision of 4 car parking spaces, two for the use of the existing properties 1 and 3 Croydon Road and two spaces for the new dwellings.

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

Councillor Julian Grainger queried why Highways Division had failed to comment on this application bearing in mind the highways ground of refusal for

planning application 06/00568 as stated on page 21 of the Chief Planner's report.

Councillor Simon Fawthrop had local knowledge of the site and, in his opinion, the proposed development was a cramped overdevelopment and inappropriate for the site.

The Chief Planner's Representative advised Members that in this instance Highways Division had not objected to the application and if it was refused, the applicant could appeal and reminded Members of the guidance concerning awarding of costs of the appeal. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the following reasons:-

1. The proposal, by reason of its prominent siting in advance of the neighbouring building line and exposed position within this prominent corner plot, will appear out of character and harmful to the visual amenities of the area, contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.
2. The proposal represents a cramped overdevelopment of the site by reason of the restrictive size of plot available and would be detrimental to the character of the area and result in unsatisfactory parking and highway conditions, contrary to Policies BE1, H7 and T18 of the Unitary Development Plan.

**35.2
CHELSFIELD AND PRATTS
BOTTOM**

(14/00432/ADV) - Land at Roundabout at Hewitts Road and Sevenoaks Road, Orpington.

Description of application – 5 x non-illuminated freestanding signs.

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

**35.3
WEST WICKHAM**

(14/00532/FULL6) - 34 Copse Avenue, West Wickham.

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

**35.4
WEST WICKHAM**

(14/00544/FULL6) - 32 Copse Avenue, West Wickham.

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

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

Councillor Simon Fawthrop quoted Policy H9 of the Unitary Development Plan that required a minimum of 1 metre side space and he requested that this policy should be quoted correctly in future reports.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to be considered at a future meeting of Development Control Committee in order for the Committee to assess the implication of planning policy, particularly in regard to side space, on development.

**35.5
COPERS COPE
CONSERVATION AREA**

(14/00754/FULL1) - Unit 1 Limes Road, Beckenham.

Description of application – Change of use and conversion of existing B1 space to form 2 x two bedroom flats including first floor extensions and provision of two car parking spaces.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**35.6
CHISLEHURST**

(14/01019/FULL6) - 131 White Horse Hill, Chislehurst.

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

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**35.7
DARWIN**

(14/01046/FULL1) - 378 Main Road, Biggin Hill.

Description of application - Erection of a detached two storey three bedroom dwelling with associated car parking at front and new vehicular access on to main road.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

SECTION 3

(Applications recommended for permission, approval or consent)

**35.8
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.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 15 May 2014.

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 condition 5 and a replacement condition to read:-

5. The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawings.

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.

**35.9
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.

Comments from Ward Member, Councillor Alexa Michael, in support of the application were reported. 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.

**35.10
PETTS WOOD AND KNOLL**

(14/00501/RECON) - 9 Acacia Close, Petts Wood.

Description of application – Removal of condition 4 of permission ref 13/03468 that requires erection of screening along Southern edge of balcony approved under that reference.

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.

**35.11
COPERS COPE**

(14/00599/FULL1) - Boulders, 21 Beckenham Place Park, Beckenham.

Description of application – Demolition of existing dwelling house and erection of replacement detached dwelling with associated parking provision and hard and soft landscaping.

Oral representations in support of the application were received at the meeting. Councillor Charles Joel had visited this unique site and complimented the architect on the design. Members had differing opinions and some were concerned with the quality of design, attractiveness, style, the flat roof and proposed materials in an area of special residential character. Members having considered the report, objections and representations, **RESOLVED that PERMISSION be REFUSED**, for the following reason:-

1. The proposal results in an unsatisfactory development on this site with little regard for the character of the surrounding Beckenham Place Park Area of Special Residential Character, in terms of the overall design, use of materials, scale and massing of the proposed dwelling, and is thereby contrary to Policies BE1, H7 and H10 of the Unitary Development Plan.

**35.12
CRAY VALLEY EAST
CONSERVATION AREA**

(14/00618/FULL1) - St Josephs R.C. Church, High Street, St Mary Cray.

Description of application – Erection of 3 three bedroom two storey terraced dwellings with landscaping and car parking spaces (Amendment to permission granted under ref 09/02991 for 2 four bedroom semidetached houses).

Councillor Julian Grainger was disappointed that the report had not taken into account the history of the site and not mentioned that planning application 09/02991 had been refused on grounds of overdevelopment previously by the Council and had been granted on appeal.

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

1. The proposal constitutes a cramped overdevelopment of the site, resulting in overintensive

use of the site over and above the scheme approved under reference 09/02991, and will be out of character with surrounding development, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**35.13
PLAISTOW AND
SUNDRIDGE**

(14/00682/FULL6) - Treesway, Lodge Road, Bromley.

Description of application – Installation of 8 air conditioning units to flank elevation, with enclosure
PART RETROSPECTIVE.

Oral representations from Ward Member, Councillor Peter Morgan, in objection to the application were received at the meeting. Comments in objection to the application were reported. It was reported that the Environmental Health had no objection to the application.

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

1. The development prejudices the amenities of the occupiers of the adjoining dwelling currently enjoy by reason of its close proximity and noise and disturbance, contrary to Policy BE1 of the Unitary Development Plan.

**35.14
WEST WICKHAM**

(14/00855/FULL6) - 8 Woodland Way, West Wickham.

Description of application – Single storey side/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.

**35.15
CHELSFIELD AND PRATTS
BOTTOM**

(14/00881/FULL6) - 7 Oxenden Wood Road, Orpington.

Description of application – Part one/two storey side and rear extension, roof alterations incorporating rear dormer extensions, new chimney and front porch (amendment to eaves height for permission 13/02283/FULL6).

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

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

36 CONTRAVENTIONS AND OTHER ISSUES

36.1 CHELSFIELD AND PRATTS BOTTOM

(DRR14/051) - Hard-standing, Skibbs Lane, Chelsfield.

Oral representations in favour of enforcement action being taken were received at the meeting. The Chief Planner's representative advised that an application to retain the hard-standing had recently been received. However the answer to a question indicated that the time limit for taking enforcement action may be imminent and Members accordingly needed to consider whether enforcement action was expedient rather than wait for the application to be determined. Members having considered the report and representations **RESOLVED that ENFORCEMENT ACTION be AUTHORISED** to remove the area of concrete hard standing for the following reasons:-

1. The hard surface, by reason of its size and location, causes harm to the amenity of the green belt.
2. The hard surface does not provide adequate drainage for surface water runoff, in the absence of which it will not attenuate runoff at times of heavy rainfall and as such will exacerbate flood risk.
3. The development is therefore contrary to Policy 4A.14 of the London Plan, BE1 and G1 of the Unitary Development Plan.

37 CRAY VALLEY WEST

(DRR/13/035) - 138 Lockesley Drive, Orpington.

Oral representations from Ward Member, Councillor John Ince, were received at the meeting. Members having considered the report and representations **RESOLVED that compliance with the BREACH OF CONDITION NOTICE be held in abeyance for one month** to allow further time to complete the front boundary treatment. **IT WAS FURTHER RESOLVED THAT AFTER ONE MONTH IF THE BREACH OF CONDITION NOTICE HAD NOT BEEN COMPLIED WITH that LEGAL ACTION should continue.**

The Chairman thanked Members and Officers for their work throughout the year and Members and Officers likewise thanked the Chairman for his support.

The meeting ended at 9.38 pm

Chairman