

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 5 June 2014

Present:

Councillor Alexa Michael (Chairman)

Councillors Douglas Auld, Teresa Ball, Katy Boughey,
Lydia Buttinger, Alan Collins, Ian Dunn, Charles Joel and
Terence Nathan

Also Present:

Councillors Simon Fawthrop, William Huntington-Thresher,
Russell Mellor and Sarah Phillips

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Ellie Harmer. Councillor Alan Collins apologised for his early departure from the meeting.

2 DECLARATIONS OF INTEREST

There were no declarations of interest declared.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 APRIL 2014

RESOLVED that the Minutes of the meeting held on 3 April 2014 be confirmed.

The Chairman warmly welcomed the newly elected Members to Plans Sub-Committee 1.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 BIGGIN HILL

(14/00096/FULL1) - Land adjacent to 1 Norheads Lane, Biggin Hill.

Description of application – Residential development comprising 4 two/three storey semi-detached 4 bedroom dwellings with attached garages fronting Norheads Lane, and terrace of 4 two/three storey 4 bedroom dwellings at rear with access and associated parking and landscaping.

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 comments from Ward Member, Councillor Julian Benington, were reported.

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 deletion of Condition 6 and the addition of seven further conditions and an Informative to read:-

“22. No wall, fence or hedge on the front boundary or on the first 2.5 metres of the flank boundaries shall exceed 1m in height, and these means of enclosure shall be permanently retained as such.

REASON: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

23. 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.

24. Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

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

25. 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.

26. Road Safety Audit on the access layout to be provided at appropriate stages of design and construction.

REASON: In the interests of road safety and in order to comply with Policy T18 of the Unitary Development Plan.

27. No development to take place until the highway rights for the grassed area have been stopped up.

REASON: To ensure that appropriate access can be maintained for the development and to comply with Policy T18 of the Unitary Development Plan.

28. The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to Greenfield rates in line with the Preferred Standard of the Mayor's London Plan and the submitted flood risk assessment (Ref: L00403 Version 2) dated February 2014 and Drainage Assessment (Ref: 418.04618.00001) dated January 2014 and the additional information (Ref: 418.04618.00001) dated 29th May 2014.

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

INFORMATIVE: You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number."

**4.2
COPERS COPE**

(14/00372/VAR) - 125 Park Road, Beckenham.

Description of application – Variation of conditions 10 of permission 10/02346 (granted at appeal for demolition of existing buildings and erection of four storey block comprising 2 one bedroom, 4 two bedroom and 3 three bedroom flats, and two storey block comprising 3 business units (Class B1) and 12 car parking spaces) to amend the requirement for fixed shut obscure glazed windows on the northern elevation of the block.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor were received at the meeting.

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

1. The proposed variation to the windows on the northern elevation would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of the neighbouring properties thus contrary to Policy BE1 of the Unitary Development Plan.

**4.3
CHISLEHURST**

(14/00518/FULL1) - Huntingfield, The Drive, Chislehurst.

Description of application – Demolition of existing dwelling and erection of two 5 bedroom detached dwellings with associated access, parking and landscaping.

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

1. The proposed dwellings would by reason of their size and siting, would constitute an overdevelopment of the site, out of character with the locality and contrary to Policy H7 and BE1 of the Unitary Development Plan.

**4.4
COPERS COPE
CONSERVATION AREA**

(14/00540/FULL1) - 22 Southend Road, Beckenham.

Description of application - Demolition of existing detached garage and erection of three storey side extension and conversion of building to 3 one bedroom and 4 two bedroom flats.

Oral representations in support of the application were

received. Oral representations from Ward Member, Councillor Russell Mellor, 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.

**4.5
HAYES AND CONEY HALL**

(14/00691/FULL6) - 66 West Common Road, Hayes.

Description of application – Two storey side extension incorporating rear dormer and bay window at rear.

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.

**4.6
COPERS COPE**

(14/00742/FULL1) - 47 Manor Road, Beckenham.

Description of application – Conversion of existing dwelling to form 5 two bedroom flats with part one/two/three storey rear extensions, replacement roof with front rooflights, side and rear dormers and provision of three car parking spaces, refuse and cycle store.

Oral representations from Ward Member, Councillor Russell Mellor, were received at the meeting. It was reported that a representation from the agent had been received.

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

1. The proposal, by reason of its size and bulk, would result in overshadowing and loss of amenity to the occupiers of no. 49, thereby contrary to Policy BE1 of the Unitary Development Plan.

**4.7
PLAISTOW AND
SUNDRIDGE**

(14/00877/FULL6) - 18 Upper Park Road, Bromley.

Description of application - Part one/two storey side extension and roof extension incorporating 2 rear dormers with Juliet balconies.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**4.8
WEST WICKHAM**

(14/00917/FULL6) - 24 Hayes Chase, West Wickham.

Description of application – Two storey rear and first floor side extensions.

Oral representations in support of the application were received at the meeting. It was noted that on page 65 of the Chief Planner's report the first sentence under the heading, 'Location', should be amended to read, "The application site is located to the north of Hayes Chase and is a two storey detached single family dwelling."

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.

**4.9
KELSEY AND EDEN PARK**

(14/00926/FULL6) - 5 Hillcrest Close, Beckenham.

Description of application – Roof alterations to incorporate rear dormer, front roof lights, two storey side and single storey rear extensions.

Oral representations in objection to the application were received at the meeting. It was reported that a statement and photographs in support of the application had been circulated to Members.

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

1. The proposed extensions, by reason of their overall size and bulk would constitute an over dominant addition to the main dwelling which would be out of character in this locality and would give rise to an unacceptable degree of overlooking and loss of privacy to surrounding properties, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's Supplementary Planning Guidance.

**4.10
KELSEY AND EDEN PARK**

(14/00929/FULL6) - 5 Hillcrest Close, Beckenham.

Description of application – Two storey side extension.

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 following reason:-

1. The proposed extensions, by reason of their overall size and bulk would constitute an over dominant addition to the main dwelling which would be out of character in this locality, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan and the Council's Supplementary Planning Guidance.

**4.11
PENGE AND CATOR**

(14/00932/FULL6) - 15 Whateley Road, Penge.

Description of application – First floor 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.

**4.12
PENGE AND CATOR**

(14/00957/FULL3) - 14 Anerley Station Road, Penge.

Description of application – Refurbishment and part change of use of existing Class B8/sui generis cash and carry to Class B8/A1 use with alterations site layout and associated works.

Members having considered the report, **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 8 and 21 to read:-

“8. Parking bays shall measure 2.4m x 4.8m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are provided) to allow for manoeuvring and these spaces shall be permanently retained as such thereafter.

REASON: In order to comply with Appendix II of the Unitary Development Plan and to the interest of pedestrian and vehicular safety.

21. Before any works on site are commenced, a site-wide energy assessment and strategy for reducing carbon emissions shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the refurbishment of the building prior to first occupation. The strategy shall include measures to allow the development to achieve a reduction in carbon emissions of 25% above that required by the 2010 building regulations.

REASON: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.”

**4.13
CLOCK HOUSE**

(14/01033/FULL6) - 17 Thornsett Road, Penge.

Description of application – Single storey side extension to be used as annexe.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Sarah Phillips, 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.

**4.14
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.

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

2. The site does not compromise part of a clearly defined settlement or village and therefore 'limited infilling' as described in paragraph 89 of the National Planning Policy Framework would not be appropriate.

**4.15
ORPINGTON**

(14/01056/FULL1) - The Walnuts Shopping Centre, High Street, Orpington.

Description of application – Erection of part 4/part 5 storey building to provide 3x A3 (Restaurant/Cafe) units, cinema lobby area and 3x A1 (retail) units of the ground floor, gym at mezzanine level and 7 screen (950 seat) cinema on the upper floors, together with plant, servicing and refuse area at the rear and creation of new square with associated landscaping (at Crown Buildings site).

Oral representations from Ward Member, Councillor William Huntington-Thresher, 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 and informatives set out in the report of the Chief Planner with an amendment to condition 8 and the deletion of condition 17.

“8. Two replacement walnut trees of a size to be agreed in writing by the Local Planning Authority shall be planted in the locations shown on approved plan ref. 110352-A-P-00-D104 C prior to the first occupation of the development hereby permitted. Any replacement tree which dies, is removed or becomes seriously damaged or diseased within 5 years of the date of this consent shall be replaced in the next planting season with another of similar size and species to that originally planted.

REASON: In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of the visual amenities of the area.”

**4.16
PLAISTOW AND
SUNDRIDGE**

(14/01163/FULL2) - 37 Park Road, Bromley.

Description of application – Change of use of part of ground floor from offices (Class B1) to children's day nursery (Class D1) with refuse storage and cycle storage and 1.8m high wall/railings.

Oral representations in support of the application were received at the meeting. It was reported that Ward Member, Councillor Ellie Harmer, supported the application.

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.

**4.17
PLAISTOW AND
SUNDRIDGE**

(14/01291/LBC) - 37 Park Road, Bromley.

Description of application – Change of use of part of ground floor from offices (Class B1) to children's day nursery (Class D1) with refuse storage and cycle storage and 1.8m high wall/railings. LISTED BUILDING CONSENT.

Oral representations in support of the application were received at the meeting. It was reported that Ward Member, Councillor Ellie Harmer, supported the 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.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.18
BROMLEY TOWN**

(13/03495/FULL1) - 5 Farnaby Road, Bromley.

Description of application - Erection of 2x 2 storey (plus roof accommodation) dwellings and associated alteration.

It was reported that no objections to the application had been received from Housing Department or Environmental Health.

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

1. The proposal would constitute a cramped and unacceptable form of backland development detrimental to the amenities of the occupiers of the adjacent properties, contrary to Policy H7 of the Unitary Development Plan.
2. The proposal constitutes a cramped overdevelopment of the site, resulting in a retrograde lowering of the standards to which the area is at present developed, contrary to Policy H7 and BE1 of the Unitary Development Plan.

**4.19
PETTS WOOD AND KNOLL**

(14/00674/FULL6) - 46 Crest View Drive, Petts Wood.

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

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

1. The proposal, by reason of its size and rearward projection, would result in a detrimental impact and loss of amenity to the occupiers of no. 44, and be detrimental to the residential amenities of the occupiers of this dwelling, by loss of outlook and loss of light, thereby contrary to Policy BE1 of the Unitary Development Plan.
2. The proposal constitutes a cramped overdevelopment of the site, resulting in a retrograde lowering of the standards of the area, contrary to Policy H9 and BE1 of the Unitary Development Plan.

**4.20
BROMLEY TOWN
CONSERVATION AREA**

(14/00740/VAR) - 27-29 East Street, Bromley.

Description of application – Variation of condition 3 pursuant to planning permission ref: 95/01388 and

95/02581 to allow the premises opening to be extended on Friday and Saturday, Christmas Eve and New Year's Eve until 1am.

It was reported that there were no objections from Environmental Health and that the disability access arrangements were acceptable.

Members having considered the report, **RESOLVED that TEMPORARY PERMISSION FOR ONE YEAR be GRANTED** subject to the conditions set out in the report of the Chief Planner with an amendment to Condition 1 and the addition of a further condition to read:-

"1. Customers shall not be admitted to the premises before 09:00 hours or after 23:30 hours Mondays - Thursdays, or after 01:00 hours (following day) Fridays and Saturdays, Christmas Eve and New Year's Eve, or after 23:00 hours Sundays and Public Holidays.

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

6. The hours of opening hereby permitted as 09:00 hours to 23:30 hours Mondays – Thursdays, 09:00 hours to 01:00 hours (following day) Fridays and Saturdays, Christmas Eve and New Year's Eve, and 09:00 hours to 23:00 hours Sundays and Public Holidays are for a 1 year temporary period only and shall be discontinued on 9 June 2015 and the previous hours of opening as 09:00 hours to 23:30 hours Mondays – Saturdays, 09:00 hours to 23:00 hours Sundays and Public Holidays be reinstated.

REASON: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area."

4.21 ORPINGTON

(14/00747/FULL1) - Orpington College, The Walnuts, Orpington.

Description of application – Single storey extension, internal and elevational alterations and ventilation ductwork to provide facilities for catering/hospitality courses including a training restaurant (Class A3/D1).

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 a further condition to read:-

"6. 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.”

**4.22
PETTS WOOD AND KNOLL**

(14/01126/FULL6) - 15 Little Thrift, Petts Wood.

Description of application – Single storey rear extension.

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 the application BE DEFERRED**, without prejudice to any future consideration to seek a further 1 metre increase in the distance between the extension and the side boundary with 14 Little Thrift. **IT WAS FURTHER RESOLVED that if the revised plans were received and were acceptable then they could be CONSIDERED UNDER THE CHIEF PLANNER’S DELEGATED AUTHORITY.**

**4.23
COPERS COPE**

(14/01174/FULL6) - Two Elms, Beckenham Place Park, Beckenham.

Description of application – Part one/two storey/first floor side and rear extensions incorporating first floor rear balconies, front porch with balcony above, new bay window in front elevation, roof extensions and alterations including front and rear dormers and roof lights to front and sides, and elevational alterations.

Oral representations from Ward Member, Councillor Russell Mellor, in support of the application were received at the meeting. It was noted that on page 165 of the Chief Planner’s report that the last sentence of the first paragraph should be amended to read, “Accordingly, Members may consider that the proposed roof alterations including the dormers are considered acceptable and would not cause a detrimental impact to the character of the area or neighbouring properties.”

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek an increase in the side space to a minimum of 1 metre from the northern flank wall to the northern side boundary for the full length of the extension.

5 TREE PRESERVATION ORDERS

5.1 COPERS COPE (DRR14/053) - Tree Works Application to a Tree Protected by a Tree Preservation Order on land adjacent to 76B The Avenue, Beckenham.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

6 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 to move that the Press and public be excluded during consideration of the items of business listed below as it is 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.

7 EXEMPT MINUTES OF THE MEETING HELD ON 3 APRIL 2014

RESOLVED that the exempt Minutes of the meeting held on 3 April 2013 **BE CONFIRMED**.

The Meeting ended at 9.00 pm

Chairman