

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 3 July 2014

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Teresa Ball, Nicholas Bennett J.P., Kevin Brooks,
Lydia Buttinger, Charles Joel and Alexa Michael

Also Present:

Councillors Peter Dean, William Huntington-Thresher,
Ian F. Payne and Richard Scoates

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Ellie Harmer.

2 DECLARATIONS OF INTEREST

Councillor Nicholas Bennett J.P. declared a Personal Interest in Item 4.2 as he was a Governor of Princes Plain Primary School; he left the room for the debate and vote.
Councillor Kevin Brooks declared a Personal Interest in Item 4.15 as he knew the applicant; he left the room for the debate and vote.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 1 MAY 2014

RESOLVED that the Minutes of the meeting held on 1 May 2014 be confirmed.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

4.1 BROMLEY COMMON AND KESTON

(14/01157/FULL1) - Southborough Primary School, Southborough Lane, Bromley.
Description of application – Alterations to retaining wall to eastern boundary and erection of playground equipment.

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.

**4.2
BROMLEY COMMON AND
KESTON**

(14/01436/FULL1) - Princes Plain Primary School, Princes Plain, Bromley.

Description of application – Single storey extension to Hall for use as Servery and Store.

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.

SECTION 2

(Applications meriting special consideration)

**4.3
MOTTINGHAM AND
CHISLEHURST NORTH**

(11/02531/FULL1) - Playing Field, Dunkery Road, Mottingham.

Description of application – Single storey pavilion (including gymnasium training room and changing rooms), all weather soccer pitch with 6x10m high floodlights, and 56 car parking spaces.

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

**4.4
BICKLEY**

(13/00867/FULL1) - Street Record, Sycamore Place, Bromley.

Description of application - Relocation of existing automatic gates within access road to Sycamore Place.

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

**4.5
DARWIN**

(13/02697/FULL1) - Land opposite The Addington Centre, Fairchildes Avenue, King Henry's Drive, Biggin Hill.

Description of application – Stationing of 15 permanent residential mobile homes with cesspool and children's play space with associated landscaping.

Oral representations from Ward Member, Councillor Richard Scoates, in objection to the application were received at the meeting. The application site was on the boundary of the London Borough of Bromley which adjoined the London Borough of Croydon and, in Councillor Scoates' opinion, the proposed development did not meet the London Borough of Bromley's Unitary Development Plan Green Belt Policy unless special circumstances could be demonstrated.

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

1 The site is located within the Green Belt where there is a presumption against inappropriate development and no very special circumstances exist to permit the stationing 15 permanent residential homes harmful to the purposes of the Green Belt which would be contrary to Policies G1 of the Unitary Development Plan and guidance within the National Planning Policy Framework including paragraph 80.

4.6 BROMLEY COMMON AND KESTON

(13/02713/FULL6) - 18 Forest Ridge, Keston.

Description of application – Part one/two storey front and rear extensions comprising front porch and dormers, swimming pool, first floor roof terrace and juliet balconies at rear. Roof alterations comprising 2 dormers at rear. Elevational alterations.

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 three further conditions to read:-

“7. Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial 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 BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

8. Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

9. Details of rear windows to replace the Juliet balconies shown on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

REASON: In order to comply with Policy BE1 and BE11 of the Unitary Development Plan.”

4.7 PENGE AND CATOR

(13/03644/FULL1) - 14-16 High Street, Penge.

Description of application - Alterations to shopfront entrance and installation of 4 air conditioning units to side elevation. (PART RETROSPECTIVE).

Members having considered the report, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek an amendment of the shutters from solid to open lattice design.

4.8 CHISLEHURST CONSERVATION AREA

(13/04286/FULL1) - Hollybank, Manor Park Road, Chislehurst.

Description of application – Demolition of existing house and erection of a detached two storey four bedroom house with accommodation in roofspace (Amendment to permission ref. 12/01099 to include elevational alterations) RETROSPECTIVE APPLICATION.

Oral representations in support of the application were received at the meeting. It was reported that correspondence from the Applicant and Agent had been received. Councillor Katy Boughey referred to the history of the planning application and the application had not been amended since it was deferred by Plans Sub-Committee 1 on 3 April 2014.

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

1. The proposed development, by reason of the incongruous use of materials, is harmful to the character and visual amenities of this part of the Chislehurst Conservation Area, contrary to Policies BE1, H7 and BE11 of the Unitary Development Plan and the Supplementary Planning Guidance for the Conservation Area.

**4.9
PENGE AND CATOR**

(14/00130/ADV) - 14-16 High Street, Penge

Description of application – One x internally illuminated fascia sign and one x PETG non-illuminated sign.

It was noted that the internally illuminated fascia sign of this application had previously been granted consent under a previous application.

Members having considered the report, **RESOLVED that a SPLIT DECISION be ISSUED** as outlined below:-

1. **PERMISSION be GRANTED** for one internally illuminated fascia sign.

2. **PERMISSION be REFUSED** in respect of one PETG non-illuminated sign for the reason set out in the report of the Chief Planner.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION in respect of THE POSTER SIGNS that were refused under planning application 13/02371 BE CONTINUED.

**4.10
KELSEY AND EDEN PARK**

(14/00923/FULL1) - Old Dunstonians Sports Club, St Dunstan's Lane, Beckenham.

Description of application – Demolition of kitchen and ladies toilets and erection of single storey front and side extension.

It was reported that Ward Members, Councillors Mary Cooke and Davis Jefferys supported the 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.

**4.11
PENGE AND CATOR**

(14/01008/FULL1) - 24-30 Station Road, Penge.

Description of application – Change of use from light industrial (Use Class B1) to four residential units,

including the erection of front porches, elevational alterations and creation of associated residential curtilage.

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 with the deletion of Condition 3 and an additional condition to read:-

“4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: To allow the Council to control further development on this site to protect the amenities of the neighbouring properties and to comply with Policies H8 and BE1 of the Unitary Development Plan.”

**4.12
BICKLEY**

(14/01139/FULL6) - Three Pines, Sundridge Avenue, Bromley.

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 a set out in the report of the Chief Planner.

**4.13
CRYSTAL PALACE**

(14/01366/OUT) - The Cottage, Fountain Court, Lawrie Park Road, Sydenham.

Description of application – Demolition of the existing dwelling and 7 garages and erection of 3 three bedroom and 1 four bedroom dwellings with parking
OUTLINE APPLICATION.

It was reported that Highways Division objected to the application and that no comment had been received from the Fire Service.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the following

reason:-

1. The proposed access does not provide appropriate means of access for service and emergency vehicles in order to safely and conveniently service the proposed dwellings contrary to Policies T13 and T18 of the Unitary Development Plan.

**4.14
BROMLEY COMMON AND
KESTON**

(14/01471/FULL1) - 30 Ninhams Wood, Orpington.

Description of application – Demolition of existing dwelling and garages and erection of 1 two storey six bedroom detached dwelling with swimming pool and pool house to rear and detached garage to front with office above.

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:-
“9. The proposed detached garage and office building hereby permitted shall only be used for the purposes incidental to the residential use of the main house and for no other purpose.

REASON: In order to comply with Policies BE1 of Unitary Development Plan and in the interests of the residential amenities of the area.”

**4.15
KELSEY AND EDEN PARK**

(14/01545/FULL6) - 96 Bramerton Road, Beckenham.

Description of application – Single storey side and rear extensions.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Peter Dean, in objection to the application were received at the meeting. Councillor Peter Dean was concerned at the potential loss of privacy and prospect, and the bulk and overbearing design. It was reported that a letter had been received from the Applicant and circulated to Members.

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

1. The proposed single storey rear extension, by reason of its design and siting, would have a detrimental impact upon the residential amenities of the neighbouring property at No.96, thereby contrary to Policy BE1 of the Unitary Development Plan.

(The vote was 3:3 and the Chairman had the casting vote and she voted for 'refusal'.)

**4.16
KELSEY AND EDEN PARK**

**(14/01754/FULL6) - 171 Croydon Road,
Beckenham.**

Description of application – Single storey side/rear extension and conversion of garage to habitable accommodation.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Peter Dean, were received at the meeting. The Chief Planner's Representative advised Members that the Party Wall etc Act 1996 was a civil matter and could not be taken into consideration.

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 a further condition to read:-

"6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: To allow the Council to control further development on this site to protect the amenities of the neighbouring properties and to comply with Policies H8 and BE1 of the Unitary Development Plan."

**4.17
KELSEY AND EDEN PARK**

**(14/01755/FULL6) - 173 Croydon Road,
Beckenham.**

Description of application – Single storey side/rear extension and conversion of garage to habitable accommodation.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Peter Dean, were received at the meeting. The Chief Planner's Representative advised Members that the Party Wall etc Act 1996 was a civil matter and could not be taken into consideration.

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 a further condition to read:-

“6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON; To allow the Council to control further development on this site to protect the amenities of the neighbouring properties and to comply with Policies H8 and BE1 of the Unitary Development Plan.”

SECTION 3

(Applications recommended for permission, approval or consent)

4.18 DARWIN

(14/00298/FULL1) - Maple Farm, Cudham Lane South, Cudham.

Description of application - Construction of 40m x 20m sand school with 1.6m high post and rail fence on land to the rear of Maple Farm.

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.

4.19 MOTTINGHAM AND CHISLEHURST NORTH

(14/00471/VAR) - Mottingham Hall Nursery, Mottingham Lane, Mottingham.

Description of application – Variation of condition 3(a) and (b) of permission ref 04/02825 granted for childrens day nursery to allow increase in number of children to 55 and extended opening hours and provision of additional staff parking area.

It was reported that Highways Division had no objection to 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.

**4.20
CHISLEHURST
CONSERVATION AREA**

**(14/00945/FULL1) - The Crest, Raggleswood,
Chislehurst.**

Description of application – Demolition of existing dwelling and erection of 2 detached two storey 5 bedroom dwellings with lower ground floor and roof accommodation and attached garage.

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.

**4.21
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.

It was reported that Ward Member, Councillor Russell Mellor, supported the application.

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.

**4.22
BIGGIN HILL**

**(14/01194/FULL6) - 28 Sutherland Avenue, Biggin
Hill.**

Description of application – Timber decking at rear
RETROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration for a further report to **clarify the enforcement history, the construction date of the decking to include the various areas of decking, and for the report to be considered at a future meeting of a Plans Sub-Committee.**

**4.23
BICKLEY**

**(14/01199/FULL6) - Conifers, Westbury Road,
Bromley.**

Description of application – Single storey front/side extension, part one/two storey rear extension with

privacy screen, single storey front extension to provide garage, elevational alterations and front fence and gates to a maximum height of 1.95m.

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.

**4.24
KELSEY AND EDEN PARK**

(14/01472/FULL6) - 82 Kenwood Drive, Beckenham.

Description of application – First floor rear extension, conversion of garage to habitable accommodation, pitched roof at single storey to front elevation and elevational alterations.

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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**4.25
CHISLEHURST
CONSERVATION AREA**

(14/00848/FULL3) - 43 High Street, Chislehurst.

Description of application – Change of use of ground floor of No 45 High Street from Class A1 (Retail) to Class A3 (Cafe/Restaurant) and provision of single storey rear extension to Nos 43 and 45 both to be used as single enlarged restaurant. Alterations to shopfront at Nos 43 and 45 and installation of associated plant at rear.

Oral representations in support of the application were received at the meeting. It was reported that a considerable number of letters and emails in support of the application had been received. Ward Member, Councillor Ian F Payne, was present in the Council Chamber and it was reported that he supported the application.

Comments from the following in support of the application had been received and were circulated to Members:-

1. The Chairman of Chislehurst Town Team
2. Professor Barry Redding of Chislehurst Society who was also the Chairman of Chislehurst Town

Planning Sub-Committee

3. Bob Neill MP

4. The Agent.

Members having considered the report, objections and representations, **RESOLVED** that, as the matter was reported in Section 4 of the Agenda, the application **BE DEFERRED, without prejudice to any future consideration for DETAILS OF A CONSTRUCTION MANAGEMENT PLAN of the proposed development, and for the application to be considered on Section 2 of the agenda of Plans Sub-Committee 1 on 31 July 2014.**

**4.26
PLAISTOW AND
SUNDRIDGE**

(14/01529/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 ground floor rooflights, additional second floor rooflights. Rooflights to garage with barn hip ends. Widening of front elevational windows and correction to boundary location) RETROSPECTIVE APPLICATION.

THIS REPORT WAS WITHDRAWN BY CHIEF PLANNER.

**4.27
HAYES AND CONEY HALL**

(14/01606/FULL6) - 70 West Common Road, Hayes.

Description of application - Front boundary fence and gate RETROSPECTIVE APPLICATION.

It was reported that Highways Division objected to the application and comments from Ward Member, Councillor Neil Reddin, were also reported.

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.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED for the REMOVAL of the FENCE and GATES.

5 **The Chairman moved that the attached report, not included in the published agenda, be considered as a matter of urgency on the following grounds:**

"The statutory time period to determine the application expires prior to the next

meeting.”

5.1 ORPINGTON

(14/02086/RESPA) - Berwick House, 8-10 Knoll Rise, Orpington

Proposal - The proposal seeks a change of use of Berwick House from Class B1(a) office to Class C3 dwellinghouses to form 6 studio flats, 66 one bedroom and 13 two bedroom flats.

The proposal is a 56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO.

The change of use proposal will provide 23 parking spaces including one disabled parking space within the car park and the 2 spaces located outside the entrance to the car park will remain unchanged.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor William Huntington-Thresher, in objection to the application were received at the meeting. Councillor Huntington-Thresher was not against housing in town centres but stressed it needed to be appropriate housing. He was concerned at the potential loss of a prime office block in Orpington Town Centre, the lack of parking especially in the light of ongoing developments in the Town Centre, the lack of residential amenity space and the effect the proposed development would have on school admissions. Comments from Councillor Peter Morgan, the Portfolio Holder for Renewal and Recreation, in objection to the application on the grounds of inadequate parking were reported.

The Chief Planner advised Members that as the recommendation on the Chief Planner's report was, 'Grant Prior Approval', that there were only three factors Members could take into consideration in determination of the application, those being Transport/Highways, Flooding and Contamination.

Members having considered the report, objections and representations, **RESOLVED that PRIOR APPROVAL WAS REQUIRED AND REFUSED** for the following reason :-

1. The transport and highways impacts of the development are considered to be unsatisfactory with particular regard to the impact of the number of dwellings proposed on local transport infrastructure and the lack of adequate car parking which would

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generate an unacceptable increase in the demand for on-street car parking, prejudicial to the free flow of traffic and conditions of general safety along the adjoining highway network, therefore, the proposal does not comply with Class J.2(a) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and contrary to Chapter 4 of the National Planning Policy Framework.

The Meeting ended at 9.42 pm

Chairman