

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 31 July 2014

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Douglas Auld, Teresa Ball, Katy Boughey,
Lydia Buttinger, Alan Collins, Ian Dunn, Ellie Harmer and
Terence Nathan

Also Present:

Councillors Kathy Bance MBE, Kevin Brooks, Russell Mellor,
Ian F. Payne, Colin Smith and Stephen Wells

8 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

9 DECLARATIONS OF INTEREST

There were no declarations of interest declared.

10 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 JUNE 2014

RESOLVED that the Minutes of the meeting held on 5 June 2014 be confirmed.

11 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

11.1 KELSEY AND EDEN PARK

(14/01567/REG3) - Recreation Ground, Stanhope Grove, Beckenham.

Description of application – Modular building adjacent to pavilion and security fencing to perimeter of pavilion.

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.

**11.2
BROMLEY COMMON AND
KESTON**

**(14/01813/FULL1) - Keston CE Primary School,
Lakes Road, Keston.**

Description of application – Glazed entrance canopy and modification of ramp.

Oral representations in support of the application were received at the meeting. It was reported that a letter of support had been received from Terry Parkin, Executive Director for Education, Care and Health Services.

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.

**11.3
CRYSTAL PALACE**

**(14/01999/FULL1) - James Dixon Primary School,
William Booth Road, Anerley.**

Description of application – Erection of single storey classroom block to provide two additional classrooms for a 2 year period, plus associated temporary external works.

Oral representations in support of the application were received at the meeting. It was reported that a letter of support had been received from Terry Parkin, Executive Director for Education, Care and Health Services.

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.

**11.4
COPERS COPE**

**(14/02013/FULL1) - Clare House Primary School,
Oakwood Avenue, Beckenham.**

Description of application - Temporary modular single storey classroom block with entrance lobby, toilets, stores and associated external works including ramp and steps.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Russell Mellor, and the Portfolio Holder for Education, Councillor Stephen Wells, were received at the meeting. It was reported that a letter of support had been received from Terry Parkin, Executive Director for Education, Care and Health Services, and that Sport England 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 set out in the report of the Chief Planner with a further condition to read:-

“6. Details of a scheme for any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority before the lighting is installed. No further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

REASON: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of amenity and public safety.

**11.5
PENGE AND CATOR**

**(14/02017/FULL1) - Harris Primary Academy
Crystal Palace, Malcolm Road, Penge.**

Description of application – Single storey infill extensions to existing Early Years Building, external window and door alterations to Early Years and Main Building, new canopies and associated external works. REVISED PLANS RECEIVED.

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 a letter of support from Terry Parkin, Executive Director for Education, Care and Health Services.

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 2

(Applications meriting special consideration)

**11.6
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 from Ward Member, Councillor Ian F Payne, were received at the meeting. Councillor Payne said that the other two Ward Members for

Chislehurst, Councillors Katy Boughey and Eric Bosshard together with Bob Neill MP supported the application. It was reported that several late letters of support and a Construction Statement and Management Plan had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** subject to the following conditions and informative:-.

“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 use shall not operate before 08.00 hours and after Midnight on any day.

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

3. Detailed plans of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate fumes and odours (and incorporating activated carbon filters where necessary) shall be submitted to the Local Planning Authority for approval; after the system has been approved in writing by the Authority, it shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall thereafter be permanently retained in an efficient working manner.

REASON: In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

4. 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.”

INFORMATIVE: Regarding the condition concerning provision of a ventilation system, the Planning Division have prepared a technical guidance note; This covers specification of :-

- the canopy or slot hood over fume generated equipment, which should be fitted with a readily cleanable grease filter

- coarse and fine pre-filters
- an insulated carbon filter unit
- installation of the system (including fan(s)) to prevent transmission of noise and vibration onto adjacent premises.

It is suggested that you may wish to seek advice from the Council's Environmental Services Division, though when you have finalised the details of the system they should be sent to the Planning Division, if possible for the attention of the planner dealing with the planning application. The Council will be concerned that the ventilation system does not have a detrimental impact on the appearance of the building and the area generally. You are advised not to install it prior to Council approval and you should ensure that you have the agreement of any other landowners or tenants onto whose property the system will be attached.

A copy of the technical guidance note can be obtained from the Development Control Section at the Civic Centre. Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or e-mail: planning@bromley.gov.uk

**11.7
PENGE AND CATOR**

**(14/01561/OUT) - 213 Kings Hall Road,
Beckenham.**

Description of application - Introduction of access road and erection of 6 dwellings comprising 3 pairs of semidetached houses, parking landscaping OUTLINE APPLICATION.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members, Councillors Kathy Bance MBE and Kevin Brooks in objection to the application were received at the meeting. A site visit had taken place on Tuesday 29th July 2014 attended by the Sub-Committee Members and the three Ward Members for Penge and Cator.

Councillor Brooks objected to the application due to the potential increase in traffic along Lennard Road and Kings Hall Road, the potential security risk and privacy to residents, and an increase in flooding. In Councillor Brook's opinion the proposed development was three storey. Councillor Bance had major conservation concerns and referred to the lack of green space in that part of the Borough.

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 restricted plot size and amenity space would be an overdevelopment of the site which would not accord with the spatial standards prevailing in the locality, and the proposal would therefore not be sensitive to the character of the surrounding residential area. Traffic accessing the site will harm the amenities of adjoining residential properties by reason of fumes, noise and disturbance. The proposal is therefore contrary to Policies BE1 and H7 of the Unitary Development Plan.

**11.8
BROMLEY COMMON AND
KESTON**

(14/01573/ELUD) - 14 Cheyne Close, Bromley.

Description of application – Use of front and rear garden space, living room and exercise room for teaching martial arts classes CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**11.9
HAYES AND CONEY HALL**

(14/01782/FULL6) - 1 Hartfield Road, West Wickham.

Description of application – Part one/two storey side/rear extension to include steps to 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 REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**11.10
CHISLEHURST**

(14/02130/FULL6) - Aleesha, 15 Highfield Road, Chislehurst.

Description of application – Part one/two storey front, side and rear extension and extension to existing garage and roof alterations.

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)

**11.11
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 PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**11.12
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

**(14/00658/FULL1) - County Garage, 3
Commonside, Keston.**

Description of application – Demolition of existing detached garage / store and new roof over existing outbuilding with extension to provide a new workshop.

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.

**11.13
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 PERMISSION be GRANTED** as recommended in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION be withdrawn** in relation to the top area of decking subject to this planning application.

**11.14
PETTS WOOD AND KNOLL**

(14/01298/FULL6) - 15 Priory Avenue, Petts Wood.

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

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 and informative set out in the report of the Chief Planner.

**11.15
BICKLEY**

**(14/01391/FULL1) - 246 Southlands Road,
Bromley.**

Description of application – Erection of a two storey with lower ground floor side extension to provide 3 x 2 bedroom flats with refuse storage and parking.

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.

**11.16
BICKLEY**

(14/01570/PLUD) - 11 Mavelstone Close, Bromley.

Description of application – Single storey rear extension and detached single storey building containing hydrotherapy pool, therapy and treatment rooms for use in connection with the main dwelling house (CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE/DEVELOPMENT).

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Colin Smith, were received at the meeting.

It was noted that on page 98 of the Chief Planner's report the first paragraph under the heading, 'Location' should be amended to read, "The application property is a detached chalet bungalow located at the far eastern end of the cul-de-sac, to the north of the turning head, and lies between two detached bungalows at Nos. 10 and 12 Mavelstone Close."

It was also noted that on the same page the first paragraph under the heading, 'Comments from Local Residents', should be amended to read, "Nearby owners/occupiers were notified of the application and 4 letters of representation were received from and on behalf of occupants of the neighbouring properties at Nos. 10, 12 and 12a which can be summarised as follows."

Councillor Smith explained that Permitted Development rights granted by the Government enabled householders to undertake extensions without planning permission, provided the conditions and limitations set out in the General Permitted

Development Order were met. In his opinion the proposed development was large and he offered to mediate in his role as Ward Councillor with the applicant and neighbour to reduce the proposed development to a more acceptable level.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice as to whether or not the proposal is lawful, to seek a reduction in the size of the rear extension and relocation of the extension away from the side boundary with 12 Mavelstone Close, Bromley.

**11.17
PETTS WOOD AND KNOLL**

(14/01600/FULL6) - 18 Oatfield Road, Orpington.

Description of application – Two storey side, first floor extension with dormers to front and rear, two storey front extension and elevational alterations.

RESPECTROSPECTIVE APPLICATION

Comments from Councillor Tony Owen were reported. Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

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.
2. The proposal does not comply with the Council's requirements for a 1 metre side space to be maintained to the flank boundary in respect to two storey development, in the absence of which the proposal would constitute a cramped form of development, resulting in a retrograde lowering of the standards of the area, and contrary to Policy H9 of the Unitary Development Plan.

It was **FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** for the removal of the two storey side, first floor extension with dormers to front and rear, two storey front extension and elevational alterations.

**11.18
BICKLEY**

(14/01887/FULL1) - 102 Nightingale Lane, Bromley.

Description of application - Erection of part subterranean detached 3 bedroom dwelling with associated access road at land at rear of 102 Nightingale Lane.

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.

**11.19
PETTS WOOD AND KNOLL**

(14/02031/FULL6) - 3 Melbourne Close, Orpington.

Description of application – First floor side 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.

12

SUPPLEMENTARY AGENDA

12.1

(DRR14/073) Planning Appeal at The Porcupine Public House, 24 Mottingham Road, Mottingham. Members having considered the report, **RESOLVED that the APPEAL BE CONTESTED on GROUNDS 1, 2, 4 and 5 only and NOT on GROUND 3 RELATING TO CRIME PREVENTION.**

12.2

(14/00809/FULL1) Grays Farm Production Village

Description of application – Demolition of the existing buildings and redevelopment to provide a 75 bedroom care home with landscaping and associated car parking.

Oral representations in support of the application were received at the meeting. Comments from CRA20ten Residents' Association were reported and circulated to Members together with a letter from Terry Parkin, Executive Director for Education, Care and Health Services. It was also reported that Highways Division had no objection to the application.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration for applicant to provide further information on the loss of employment, to further consider the impact of the proposed development on traffic in Grays Farm Road and the surrounding roads, and for dialogue between Planning Department, Social Services and the Applicant to discuss appropriate provision with regard to the proposed care home.

12.3

(14/00820/OUT) Grays Farm Production Village

(14/00820/OUT) - Grays Farm Production Village, Grays Farm Road, Orpington.

Description of application – Demolition of existing buildings and redevelopment to provide 1,077sqm of use Class B1 floorspace in a detached 2 storey building with accommodation in roof and 45 two storey houses (some with accommodation in roof) with access road and car parking.

Oral representations in support of the application were received at the meeting. Comments from CRA20ten Residents' Association were reported and circulated to Members. It was also reported that Highways Division had no objection to the application.

Members having considered the report, objections, and representations, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT for payment in lieu of affordable housing**, as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner.

(The vote for permission was 4:4 and the Chairman made her casting vote and voted for permission.)

The Meeting ended at 9.10 pm

Chairman