

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 14 August 2014

Present:

Councillor Simon Fawthrop (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Kathy Bance MBE, Peter Dean, Nicky Dykes,
William Huntington-Thresher, Kate Lymer, Russell Mellor and
Richard Scoates

Also Present:

Councillors Teresa Ball, Kevin Brooks and Michael Tickner

6 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Samaris Huntington-Thresher and Melanie Stevens. Councillors William Huntington-Thresher and Kate Lymer attended as their substitutes.

7 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

8 CONFIRMATION OF MINUTES OF MEETING HELD ON 19 JUNE 2014

RESOLVED that the Minutes of the meeting held on 19 June 2014 be confirmed.

9 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

9.1 BROMLEY TOWN

(13/03530/RECON) - 29 Gwydyr Road, Bromley.

Description of application – Removal of condition 5 of planning permission reference 11/00407 requiring arrangements to be in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a residents parking permit within any controlled parking zone which may be in force in the vicinity of the site at anytime.

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** for the following reason:-

1. The removal of Condition 5 would add to the parking stress within the area and would be contrary to the aims of Policy T3 which seeks to avoid development which is likely to lead to parking inconvenient to other road users and be detrimental to amenities and road safety.

**9.2
HAYES AND CONEY HALL**

(14/01565/FULL1) - Pickhurst Junior School, Pickhurst.

Description of application – Two storey extension to northern elevation of Junior School to provide four resource teaching rooms.

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.

**9.3
CHISLEHURST
CONSERVATION AREA**

(14/01756/FULL6) - 14 Holbrook Lane, Chislehurst.

Description of application – Roof alterations to incorporate rear dormer, first floor side extension, single storey rear extension and front porch canopy.

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

The following corrections to the Chief Planner's report were made:-

On page 20 under the heading, 'Conclusions', the first sentence of the second paragraph should be amended to read, 'The first floor extension will be constructed over the utility room rather than the garage.'

On page 20 of the Chief Planner's report under the heading, 'Conclusions', the second sentence in paragraph 3 should be amended to read, "Careful consideration has been given to the content of this letter, however Members may consider that given the degree of separation between the properties and their siting flanked away from each other, that the impact of the first floor extension should not warrant the refusal of the planning permission in this case."

On Page 21 the second paragraph should be amended to read, "Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would result in an impact detrimental on the character of the conservation 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.

**9.4
COPERS COPE
CONSERVATION AREA**

(14/01814/FULL2) - Rear of 10 Bromley Road, Beckenham.

Description of application - Change of use of existing car garage and repair workshop (B1(C)) to church use (D1).

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

It was reported that many objections to the application had been received together with a letter from Beckenham Methodist Church that had been circulated to Members.

Councillor Ticker was concerned at the potential loss of a small independent business and highlighted the lack of parking in the area. Councillor Russell Mellor also had concerns with the loss of a small unit and the effect on the local economy and referred to Policy EMP5. He appreciated that the Church owned the land and proposed to use the space for storage but felt it was important to support local business.

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

**9.5
DARWIN**

(14/01991/FULL2) - Keston Fruit Farm, Blackness Lane, Keston.

Description of application – Change of use of part of the site from rough grazing to dog exercise and training area (Sui Generis).

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

Ward Member, Councillor Richard Scoates, referred to an Article 4 Direction and did not want the green belt to be encroached on further. He was concerned with potential noise from barking dogs and also the maintenance of the access road and in his view dog training was not a recreational use.

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

1. The proposal would intensify the use of the site and would constitute an inappropriate use of land within the Green Belt, resulting in the loss of agricultural land and a harmful impact on the amenities of nearby residential properties, contrary to Policies G1 and BE1 of the Unitary Development Plan and the guidance in the National Planning Policy Framework.

**9.6
BICKLEY**

(14/02021/FULL1) - Land at Southwood Close, Bickley.

Description of application – Biomass Boiler cabin containing internal plant room, flue and wood pellet store to provide renewable heat to flats in Southwood Close.

Oral representations in support of the application were received at the meeting. It was reported that the Tree Officer had no objections to the application.

Ward Member, Councillor Kate Lymer was concerned with the siting, size and visual impact of the proposed industrial timber clad structure and said that it would be obtrusive and out of keeping in an otherwise quiet residential area and referred to Policy BE1.

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

1. The proposed development, by reason of its siting and size, would be unduly obtrusive in the street scene and out of scale and character with the surrounding area, contrary to Policy BE1 of the Unitary Development Plan
2. The proposed development, by reason of its size and location in close proximity to windows of habitable rooms at adjacent properties, would have a significant visual impact, detrimental to the amenities that the occupiers of adjacent properties might reasonably expect to be able continue to enjoy, contrary to policy BE1 of the unitary Development Plan.
3. In the absence of suitable information, the proposed development does not include adequate measures for security and crime prevention, contrary to Policy BE1 of the Unitary Development Plan.

**9.7
BROMLEY TOWN**

(14/02082/FULL1) - Land adjacent to 29 Rochester Avenue, Bromley.

Description of application - Erection of a detached, two storey four bedroom house with off-street parking.

It was reported that further objections to the

application had been received and circulated to Members.

Councillor Nicky Dykes referred to the history of this untidy site and in her view the proposed development was out of character with the locality, an over development of the site and there would be a separation issue with the adjoining property.

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

1. The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces, thus would be out of character with the surrounding residential properties with significant rear gardens and contrary to Policies H7 and BE1 of the Unitary Development Plan and Policy 3.5 of the London Plan.
2. The proposal would be an overdevelopment of the site, out of character with the locality thereby detrimental to its visual amenities and character, contrary to Policies H7 and BE1 of the Unitary Development Plan and Policy 3.5 of the London Plan.

9.8 COPERS COPE

(14/02185/PLUD) - Hamara, Shortlands Grove, Shortlands.

Description of application – Use of land for siting of mobile home (Granny Annexe) for accommodation ancillary to the main dwelling **CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.**

Oral representations from Ward Member, Councillor Michael Tickner, were received at the meeting.

Members having considered the report and representations, **RESOLVED that A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT be GRANTED** as recommended, subject to an informative set out in the report of the Chief Planner.

“INFORMATIVE: The applicant is advised that the use that the accommodation hereby certified relates to a mobile annexe for a family member incidental to the use of the main dwelling at the site, is a temporary structure, and when no longer needed should be removed from the site. Should the accommodation be provided or used in a manner other than as set out in this application, including severance from the main dwelling or use by non-family members, it may not be lawful.”

**9.9
BROMLEY COMMON AND
KESTON**

**(14/02288/FULL1) - Elmfield Lodge, Rookery Lane,
Bromley.**

Description of application – Demolition of existing outbuildings and erection of two storey side extension to provide two storey dwelling.

**THIS REPORT WAS WITHDRAWN BY THE
APPLICANT.**

**9.10
COPERS COPE
CONSERVATION AREA**

**(14/02395/FULL2) - 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 one parking space.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Michael Tickner, were received at the meeting. It was reported that further objections to the application had been received. Members accepted in principle the development of one unit on this site. As mentioned in the Chief Planner's report a parking survey study had been undertaken and it concluded that the provision of a single parking space would not result in a detrimental impact on parking stress levels in the surrounding streets. Councillor Mellor referred to his local knowledge and was surprised that the parking pressure in the immediate area had not been identified in the parking study.

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

1. The proposal would constitute an overdevelopment of the site, out of character with the surrounding area and harmful to the amenities of neighbouring residential properties, contrary to Policies BE1 and H12 of the Unitary Development Plan.
2. The proposal would fail to provide a sufficient level of car parking provision and would therefore lead to an increased pressure within the local highway network for on-street car parking space, thereby contrary to Policies T3 and T18 of the Unitary Development Plan.

**9.11
PETTS WOOD AND KNOLL**

**(14/02500/RESPA) - Mega House, Crest View Drive,
Petts Wood.**

Description of application – Change of use of office building from Class B1(a) office to Class C3 dwelling house. to provide for 29 flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO).

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

The application called for the Council to establish whether Prior Approval was required as to:

- (a) transport and highways impacts on the development
- (b) contamination risks on the site; and
- (c) flooding risks on the site

Given the above, on balance it was considered that Prior Approval should be granted.

Members having considered the report, objections and representations, **RESOLVED that PRIOR APPROVAL be GRANTED** as recommended, subject to the following conditions:-

“1. Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and the National Planning Policy Framework, and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental and prejudicial to road safety.

2. A scheme for protecting the proposed dwellings from railway noise, which shall include double glazing in windows, shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before development commences and the scheme shall be fully implemented before any of the dwellings are occupied and permanently retained as such

thereafter.

REASON: In order to comply with Policies ER8 and BE1 of the Unitary Development Plan and to ensure a satisfactory standard of residential amenity.

3. The access road adjacent to 2 Crest View Drive, Petts Wood, shall be stopped up. Details of the revised layout, which it is suggested could potentially include an amenity area for local residents, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in complete accordance with the approved details and be permanently maintained as such thereafter.

REASON: In order to reduce the impact of the potential increased use of this access on the amenities of 2 Crest View Drive, Petts Wood, and in order to comply with Policies T18 and BE1 of the Unitary Development Plan.”

SECTION 3

(Applications recommended for permission, approval or consent)

9.12 COPERS COPE CONSERVATION AREA

(13/00196/FULL1) - Foxgrove House, Foxgrove Road, Beckenham.

Description of application – Formation of a new crossover and parking space in the rear garden with access via gates from Beckenham Place Road.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Michael Tickner, in objection to 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 PERMISSION BE REFUSED** for the following reason:-

1. The proposed gate would be excessive in height and would provide an unnecessary second access to the site, resulting in unsuitable sightlines and a prejudicial impact on visibility and conditions of general highway safety, contrary to Policies T11 and T18 of the Unitary Development Plan.

9.13 CRAY VALLEY EAST

(14/00984/FULL1) - Royal Albert, 127 Lower Road, Orpington.

Description of application – Conversion of existing public house (Class A4) to 4 one-bedroom flats and 2 two bedroom flats (Class C3); formation of two roof terraces to proposed first floor flats; formation of

lightwell, steps and subterranean garden area for proposed lower ground floor flat; and provision of ground floor communal refuse store.

Oral representations from Ward Member, Councillor Teresa Ball, 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 PERMISSION be GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner.

**9.14
WEST WICKHAM**

(14/01678/FULL6) - 10 The Mead, West Wickham.

Description of application – Two storey side and single storey rear extensions.

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.

**9.15
ORPINGTON**

(14/01961/FULL2) - 276 High Street, Orpington.

Description of application – Change of use from retail (Class A1) to Tanning Salon (Class Sui Generis).

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 condition set out in the report of the Chief Planner.

**9.16
HAYES AND CONEY HALL**

(14/02175/FULL6) - 213 Queensway, West Wickham.

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

Members having considered the report, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek an amended design to set the extension back from the front building line to be symmetrical with the neighbouring extension.

9.17
BROMLEY COMMON AND
KESTON

(14/02223/FULL6) - 2 Gravel Road, Bromley.

Description of application – Addition of first floor to existing bungalow to create a two storey dwelling.

Oral representations in objection to the application were received at the meeting. It was reported that further objections to the application had been received. Comments from Ward Member, Councillor Alexa Michael, were reported.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek an amended design to set the extension back from the front building line.

9.18
ORPINGTON

(14/02507/RESPA) - Temple Gate House, 115-123 High Street, Orpington.

Description of application - Change of use of office building from Class B1(a) office to Class C3 dwelling house. To provide for 8 one bedroom flats and 13 two bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO).

It was reported that the Chief Planner's recommendation on page 115 of the report be amended to read, 'GRANT PRIOR APPROVAL'. Members having considered the report, **RESOLVED that PRIOR APPROVAL be GRANTED** as recommended, subject to the following condition:-
"1. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

2. 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.

3. Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

REASON: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

4. Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

REASON: In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

5. 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.

6. 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.

7. Before the development hereby permitted is occupied arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.”

SECTION 4

(Applications recommended for refusal or disapproval of details)

9.19 FARNBOROUGH AND CROFTON

(14/02422/FULL6) - 1 Brickfield Farm Gardens, Orpington.

Description of application – Single storey rear extension.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

SUPPLEMENTARY AGENDA

9.20 WEST WICKHAM

(14/00731/FULL1) - 42 High Street, West Wickham.

Description of application – Single storey, rear extension to Nos 44 and 46 High Street and adjoining 3 storey block to rear comprising 4 one bedroom and 2 two bedroom flats.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**9.21
PENGE AND CATOR**

(14/01394/FULL1) - Kent House Tavern, Thesiger Road, Penge SE20.

Description of application – Dormer windows to Thesiger Road and Somerville Road elevations and internal alterations to provide 8 one bedroom flats at first floor level and within the roofspace.

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

Councillor Bance spoke on behalf of her fellow Ward Members, Councillors Kevin Brooks and Peter Fookes, and referred to the intensive housing in the vicinity and in her view roof space accommodation was not ideal and one bedroom flats would not ease family housing needs. She felt it would be an over development of the site and she had witnessed flooding in the area today and was concerned that flooding was not covered in the report. She drew Members' attention to what was quite possibly the most dangerous road junction in the Borough.

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

1. The proposal would constitute an overdevelopment of the site and would be out of character with the surrounding development, contrary to Policy BE1 of the Unitary Development Plan.
2. The proposed accommodation will not provide a satisfactory living environment for its occupiers due to its size and layout, contrary to Policy H11 of the Unitary Development Plan and Policy 3.5 of the London Plan.

The Meeting ended at 9.35 pm

Chairman