

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 17 July 2014

Present:

Councillor Richard Scoates (Chairman)
Councillor Peter Dean (Vice-Chairman)
Councillors Vanessa Allen, Nicky Dykes, Simon Fawthrop,
Samaris Huntington-Thresher, Russell Mellor, Melanie Stevens
and Michael Turner

Also Present:

Councillors Nicholas Bennett J.P. and Catherine Rideout

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received.

2 DECLARATIONS OF INTEREST

Councillor Scoates declared a personal interest in Item 4.7 as he was a former pupil of Braeside Preparatory School.

Councillors Scoates, Stevens and Turner declared personal interests in Item 4.14 as they were Members of the Bigghin Hill Heritage Centre Working Party.

Prior to this meeting, an Urgency Committee was convened to consider a dispensation request from Councillor Nicholas Bennett JP to permit him to address Members on Item 4.3 - (14/00877/FULL6) - 18 Upper Park Road, Bromley, in which he had a Disclosable Pecuniary Interest as the owner of the property. An unconditional dispensation was granted and Councillor Bennett JP spoke as a member of the public but did not take part in the discussion or vote.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 15 MAY 2014

RESOLVED that the Minutes of the meeting held on 15 May 2014 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

4.1 PLAISTOW AND SUNDRIDGE

(14/01300/FULL1) - Parish School, 79 London Lane, Bromley

Description of application - Single storey extension to existing modular classroom and erection of decking with canopy.

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)

4.2 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 any time.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

4.3 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.

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.

**4.4
PLAISTOW AND
SUNDRIDGE**

(14/01145/FULL1) - Land adjacent to 27 Edward Road, Bromley

Description of application - Detached two storey six bedroom house with accommodation in roofspace, integral garage and associated vehicular access and car 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.

**4.5
CRAY VALLEY WEST**

(14/01377/FULL6) - 214 Chislehurst Road, Orpington

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

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.

**4.6
BICKLEY**

(14/01555/FULL1) - 21 Denbridge Road, Bickley

Description of application - Replacement three storey 6 bedroom detached dwelling with integral garage with accommodation above, refuse storage container and front boundary wall and gates to maximum height of 1.8 metres.

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

1 The proposed replacement dwelling, by virtue of its overall scale, height, width and depth in this prominent location would represent an overdevelopment of the plot, thereby contrary to Policy BE1 and H7 of the Unitary Development Plan.

4.7
BICKLEY

**(14/01566/FULL1) - Braeside Preparatory School,
41-43 Orchard Road, Bromley**

Description of application - Replacement single storey library extension to main school building, replacement single storey classroom block and replacement single storey kindergarten classroom block.

Oral representations from Ward Member Councillor Catherine Rideout 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.

4.8
KELSEY AND EDEN PARK

**(14/01636/FULL1) - Harris Academy Beckenham,
Manor Way, Beckenham**

Description of application - Erection of 3 temporary buildings to provide primary school accommodation for 2 forms in 2014/15 and 2 forms in 2015/16 plus staff support, together with associated hardstanding and landscaping works and 2 car parking spaces.

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

The Chief Planner advised that the date stipulated in the second line of condition 17 should read 'July 17th 2017'.

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 development would represent a cramped, over-intensive use of the site, giving rise to a detrimental impact on the character of the area, including the Manor Way Conservation Area and on the amenities of nearby residential properties by way of increased traffic generation and parking pressure, not outweighed by local educational need and thereby contrary to Policy BE1, BE13, C1, C7, T3 and T18 of the Unitary Development Plan.

**4.9
CHELSFIELD AND PRATTS
BOTTOM**

**(14/01747/FULL1) - Eastern House, Clarence
Court, Rushmore Hill, Orpington**

Description of application - Single storey side extension to provide car parking and archive store and rearrangement of car parking layout.

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

1 The proposed development, by reason of its design, scale and siting would continue to appear overbearing and likely to result in an undue increase in local parking demand in the vicinity of the site and vehicle manoeuvring likely to be inconvenient to road users and prejudicial to the safety and free flow of traffic, contrary to Policies BE1, T3 and T18 of the Unitary Development Plan.

**4.10
PLAISTOW AND
SUNDRIDGE**

(14/01976/FULL6) - 70 Park Road, Bromley

Description of application - Part one/two storey rear extension.

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.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.11
CRYSTAL PALACE
CONSERVATION AREA**

(13/04238/FULL1) - 51 Fox Hill, Anerley

Description of application - Part demolition of existing extensions and excavation and extension to provide eight apartments over basement, ground, first and second floor accommodation, including roof gardens and terrace/balcony areas.

It was reported that the application was amended by documents received on 2 July 2014.

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.

**4.12
CHELSFIELD AND PRATTS
BOTTOM**

(14/00656/FULL6) - 19 Warren Gardens, Orpington

First floor side and rear extensions to include terrace and balustrade, front porch and elevational alterations.

Comments from the Planning Officer were reported at the meeting.

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.

**4.13
DARWIN**

(14/02032/FULL6) - Penny Cottage, Farthing Street, Downe

Description of application - Single storey side/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 with the addition of a further 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 buildings, structures, alterations, walls or fences of any kind 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: In the interest of the visual amenities of the area and to prevent an overdevelopment of the site, in order to comply with Policy BE1 of the Unitary Development Plan.'

**4.14
BIGGIN HILL
CONSERVATION AREA**

(14/02136/FULL1) - RAF Station, Main Road, Biggin Hill

Description of application - Construction of a Museum with integral cafeteria, shop, display areas and lavatories and relocation of existing car park.

Oral representations in support of the application were received.

Comments from Ward Member Councillor Julian Benington in support of the application were reported at the meeting.

Further letters of support had been received.

Members were advised that Environmental Health and the Metropolitan Police raised no objections to the application.

Comments from the Highways Agency were reported.

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 with the addition of a further 7 conditions to read:-

'11 Notwithstanding the access details shown on drawing 4671-201A, details of the layout of the proposed vehicular access onto Main Road and the coach parking area, including dimensions of visibility splays, a Road Safety Audit to inform the design of the access and details of any related changes to the existing accesses onto Main Road, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development and these access arrangements shall be substantially completed before any part of the development hereby permitted is first used. There shall be no obstruction to visibility in excess of 1.0m in height within the approved splays and the splays shall be permanently retained.

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

12 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.

13 Details of the finished surfaces of the access road and parking areas and of the street lighting installations, shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the access road, parking areas and street lighting shall be completed in accordance with the approved details before the development hereby permitted is first used. The approved lighting scheme shall be self-certified to accord with BS 5489-1:2003.

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

14 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.

15 Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

Reason: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

16 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.

17 The development hereby permitted shall incorporate measures to minimise the risk of crime. No development shall take place until details of such measures, according to the principles and physical security requirements of Secured by Design, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.

Reason: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.’

SECTION 4

(Applications recommended for refusal or disapproval of details)

4.15 COPERS COPE CONSERVATION AREA

(14/00231/FULL1) - 28 Downs Hill, Beckenham

Description of application - Demolition of existing house and erection of replacement single family dwelling with associated excavation, landscaping and front boundary treatment.

Oral representations in objection to and 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 reasons set out in the report of the Chief Planner.

4.16 PENGE AND CATOR

(14/01249/FULL1) - 1 Kingswood Road, Penge

Description of application - Demolition of existing buildings and erection of two x 2 bedroom and one x 3 bedroom dwellings with associated parking and amenity areas.

It was reported that the application had been significantly amended by revised documents and in this respect, a new application would be required. 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.

- 8 The Chairman moved that the attached report, not included in the published agenda, be considered as a matter of urgency on the following ground:-

'In order that the proposed works can be carried out over the school summer holiday and be ready for the new school year should Members consider the application to be acceptable.'

8.1
COPERS COPE

**(14/01411/FULL1) - Worsley Bridge Junior School,
Brackley Road, Beckenham**

Description of application - Replacement glazing to form larger windows and new door openings out on to the playground.

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 the addition of a further condition to read:-

'4 Notwithstanding the submitted details, before the commencement of development (unless otherwise agreed in writing by the Local Planning Authority), details of the glazing to be used in the replacement windows hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building.'

The meeting ended at 8.25 pm

Chairman