

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 28 August 2014

Present:

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

Also Present:

Councillors Russell Mellor, Peter Morgan and Stephen Wells

9 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

10 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

11 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 JULY 2014

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

12 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

12.1 BICKLEY

(14/01903/FULL1) - Bickley Primary School, Nightingale Lane, Bromley.

Description of application – Erection of a detached garage/storeroom to front of Bickley Primary School.

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.

**12.2
COPERS COPE**

(14/02230/FULL1) - Worsley Bridge Junior School, Brackley Road, Beckenham.

Description of application – Demolition of existing outbuildings and construction of a two storey classroom wing, single storey staff room extension to the rear and hall extension to the front, enlargement of staff car park and associated external works.

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

**12.3
COPERS COPE**

(14/02321/RECON) - Worsley Bridge Junior School, Brackley Road, Beckenham.

Description of application – Retention of temporary classroom permitted under ref. 13/01898/FULL1 until no later than 12th August 2015.

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 GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the deletion of Condition 1.

**12.4
CHISLEHURST
CONSERVATION AREA**

(14/02396/FULL1) - Red Hill Primary School, Red Hill, Chislehurst.

Description of application - Single storey extension to existing toilets.

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.

**12.5
COPERS COPE**

(14/02544/RECON) - Clare House Primary School, Oakwood Avenue, Beckenham.

Description of application – Temporary single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences.

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 set out in the report of the Chief Planner.

SECTION 2

(Applications meriting special consideration)

12.6 KELSEY AND EDEN PARK

(13/03889/FULL1) - The Rising Sun, 166 Upper Elmers End Road, Beckenham.

Description of application – Demolition of existing buildings and erection of a 3 storey block with 400sqm of commercial floorspace (Class A1), 1 two bedroom and 1 one bedroom flats on the ground floor, 14 two bedroom flats above, revised vehicular access, 11 car parking spaces and servicing arrangements for the commercial use and 16 residential car parking spaces, commercial and residential cycle storage, refuse store for the residential units and associated landscaping.

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 SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT regarding the relocation of a bus shelter, the loss of revenue for two pay and display bays, a healthcare and education contribution and provision of wheelchair housing and affordable housing** and subject to the following conditions:-

“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 development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, and 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.

REASON: To reduce the impact of flooding both to and from the proposed development and third parties.

3. 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.

4. 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.

5. Details of the materials to be used for the external surfaces of the building 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 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

6. 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.

7. 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.

8. No windows or doors additional to those shown on the permitted drawings shall at any time be inserted in the flank or rear elevations of the development hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

9. 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.

10. The premises shall be used for A1 retail floorspace and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: In order to ensure that the proposal contributes to the range of local services and contributes to the vitality of the area, in order to comply with Policy S5 of the Unitary Development Plan.

11. The retail unit hereby permitted shall not operate before 07:30 and after 23:00 on any day.

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

12. No movement of vehicles shall take place on the site on any Sunday or Bank Holiday, nor Xmas Day or Good Friday nor before 07.30 hours or after 19.00 hours on any other day.

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

13. No part of the development hereby permitted shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to and approved in writing by the Local Planning Authority.

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works, and no remediation works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

d) The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best

practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

e) Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

f) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority. REASON: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

14. 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 appearance of the building and the visual amenities of the area.

15. Details of the glazing and ventilation to be installed (to achieve compliance with BS8233:2014) shall be submitted to the Local Planning Authority for approval. Once approved the details shall be fully implemented prior to the use commencing and permanently maintained thereafter.

REASON: In the interest of residential and visual amenity, and to comply with Policy BE1 of the Unitary Development Plan.

16. A scheme for protecting the residential dwellings from noise arising from activities within the commercial premises shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. Before the development commences the scheme shall be fully implemented and sound transmission tests shall be carried out by a competent person to demonstrate compliance with the approved scheme. The results shall be submitted to the Local Planning Authority and the approved scheme shall be permanently maintained thereafter.

REASON: In the interest of residential amenity, and

to comply with Policy BE1 of the Unitary Development Plan.

17. At any time the combined noise level from all fixed plant at this site in terms of dB(A) shall be 5 decibels below the relevant minimum background noise level, LA90(15mins) measured at any noise-sensitive location. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant shall be increased by a further 5dBA. Thus if the predicted noise level is 40dB(A) from the plant alone and the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level. The L90 spectra can be used to help determine whether the plant will be perceived as tonal.

REASON: In the interest of residential amenity, and to comply with Policy BE1 of the Unitary Development Plan.

18. The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh.

REASON: To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan).

19. An electric car charging point shall be provided to a minimum of 20% of residential car parking spaces with passive provision of electric charging capacity provided to an additional 20% of spaces.

REASON: To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan and in line with Policy 6.13 of the London Plan).

12.7 CLOCK HOUSE

(13/04190/FULL1) - Phoenix House, 244 Croydon Road, Beckenham.

Description of application - Demolition of existing building and erection of 6 x three bedroom and 2 x five bedroom dwellings.

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

Members having considered the report, objections and representations, accepted the principle of development on the site and **RESOLVED that the application BE DEFERRED**, without prejudice to any

future consideration to delete two houses from the scheme (Plots 3 & 4), and to increase the side space between the houses and to re-orientate the dwellings at Plots 1 & 2 and Plots 5 & 6 by 90 degrees.

**12.8
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.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 28 April and 21 August 2014.

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

1. The proposal would result in an unsatisfactory form of unrelated terracing injurious to the appearance and spatial standards of the area and contrary to Policies BE1 and H9 of the Unitary Development Plan.
2. The proposal would be seriously detrimental to the prospect and amenities enjoyed by the occupiers of neighbouring residential properties by reason of loss of outlook and visual impact, contrary to Policy BE1 of the Unitary Development Plan.
3. The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces and would be out of character with the area, contrary to Policies H7 and BE1 of the Unitary Development Plan.
4. The proposal lacks adequate on-site parking provision, in the absence of which the development is likely to lead to the displacement of vehicles to surrounding streets which are already subject to parking congestion, prejudicial to the free flow of traffic and conditions of general safety in the area, thereby contrary to Policies T3 and T18 of the Unitary Development Plan.

**12.9
CRAY VALLEY WEST**

(14/00809/FULL1) - Grays Farm Production Village, Grays Farm Road, Orpington

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 Councillor Bob Evans, Portfolio Holder for Care Services, in objection to the application were reported and circulated to Members.

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.

**12.10
CRYSTAL PALACE
CONSERVATION AREA**

(14/01099/FULL1) - 5 Tudor Road, Anerley.

Description of application amended to read, "Two storey side extension with continuation of coach house/front of house parapet level around side and rear, side porch, replacement windows to coach house, relocation of external staircase and new external staircase and internal alterations, together with reconfiguration of existing flats".

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.

**12.11
PENGE AND CATOR**

(14/01657/FULL1) - 51 High Street, Penge.

Description of application – First, second, and third floor rear extension and change of second floor to 1 two bedroom flat with internal 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 with a further condition to read:-

"4. 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.”

**12.12
KELSEY AND EDEN PARK**

(14/01717/FULL1) - David Lloyd Leisure, Stanhope Grove, Beckenham.

Description of application – New outdoor swimming pool, pool terrace, reconfiguration of existing car park area and associated external works.

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 a further condition to read:-

“9. A replacement tree or trees of sizes and species to be agreed in writing by the Local Planning Authority shall be planted in such positions as shall be agreed by the Authority within 12 months of the removal of the trees. 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.”

**12.13
SHORTLANDS**

(14/01816/FULL1) - 38 Valley Road, Shortlands.

Description of application – Second floor rear extension to No 38 Valley road and second floor rear extension to provide additional habitable space and roof terrace to Flat B, 40 Valley Road.

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 two further conditions to read:-

“4. The extensions hereby permitted shall be commenced at the same time.

REASON: In order to comply with Policy BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

5. Before the development hereby permitted is first occupied, the proposed balcony screen on the flank elevation shall be obscure glazed to a minimum of privacy level 3 and shall subsequently be permanently retained as such.

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

amenities of the adjacent properties.”

**12.14
CHELSFIELD AND PRATTS
BOTTOM**

**(14/02028/FULL6) - 51 Glentrammon Avenue,
Orpington.**

Description of application – First floor side extension.

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.

**12.15
HAYES AND CONEY HALL**

**(14/02038/FULL1) - Land Adjacent to 16A
Lawrence Road, West Wickham.**

Description of application – Erection of detached double garage with associated access on to Lawrence Road.

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 two further conditions to read:-

“7. 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.

8. 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 order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.”

**12.16
BROMLEY COMMON AND
KESTON**

**(14/02194/ADV) - 91-101 Bromley Common,
Bromley.**

Description of application – Nine internally illuminated fascia signs, one non-illuminated wall sign, one internally illuminated freestanding totem sign, one

non-illuminated freestanding directional sign, and one internally illuminated entrance sign.

It was reported that Environment Health had no objections to the application.

Members having considered the report, objections and representations, **RESOLVED that ADVERTISEMENT CONSENT be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to Condition 9 and two further conditions to read:-

“9. The luminance output of the internally illuminated entrance sign (Sign B) shall not exceed 200 candelas per square metre from any part of the sign.

REASON: In order to comply with Policy BE21 of the Unitary Development Plan and to ensure that excessive brightness of illumination does not detract from the amenities of the area.

12. The luminance level of sign A shall be no greater than the details indicated with the submitted application.

REASON: In the interests of visual amenities of the area.

13. The existing totem pole sign shall be removed from the site in accordance with the submitted plans.

REASON: In the interests of visual amenities of the area.”

12.17 BICKLEY

(14/02332/FULL1) - 2 Blackbrook Lane, Bickley.

Description of application – Demolition of existing dwelling and erection of two semi-detached houses.

Oral representations in support of the application were received at the meeting. It was noted that on page 121 of the Chief Planner’s report the penultimate sentence of the first paragraph should be amended to read, ‘In terms of the streetscene, whilst the proposed development would be taller than the properties to the north, given that the site is a corner plot is considered that on balance, the additional height would not unduly harm the streetscene.’

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:-

“14. Details of the proposed slab levels of the building(s) and the existing site levels shall be

submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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.

**12.18
PETTS WOOD AND KNOLL**

(14/02494/FULL6) - 7 Princes Avenue, Petts Wood.

Description of application - Part one/two storey front/side and rear extension and roof alterations to incorporate rear dormer extension (amendment to ref 13/01976) RETROSPECTIVE.

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 rear dormer constitutes an obtrusive “top-heavy” feature, incongruous in appearance, and fails to preserve or enhance its setting and views into and out of The Chenies Conservation Area which adjoins the site, thereby contrary to Policy BE13 of the Unitary Development Plan.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED for the removal of the rear dormer and for it to be held in abeyance for eight weeks to allow the applicant to [submit an alternative design](#).

SECTION 3

(Applications recommended for permission, approval or consent)

**12.19
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.

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

Councillor Peter Morgan, were received at the meeting. The Chief Planner's representative confirmed that objections to the application had been received that had been considered as part of the report and that photographs and objections from an objector had been circulated to Members.

Councillor Peter Morgan requested that if permission was granted that an enforcement officer make frequent site visits to monitor progress on the site. 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 the deletion of Conditions 3, 4, 5 and 6 and the addition of two further conditions to read:-

"9. Within two months of the date of decision notice all flank windows shall be incapable of being opened and shall be obscure glazed to a minimum of privacy level 3 (using five levels of privacy with 5 providing the most obscure in line with the Permitted development for householders - Technical guidance) and shall subsequently be permanently retained as such.

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

10. 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: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development."

**12.20
BROMLEY COMMON AND
KESTON**

(14/02458/VAR) - 137 Hastings Road, Bromley.

Description of application – Variation of condition 2 of planning permission ref: 13/01136 (single storey rear extension for use as a separate shop (A1 use class) and installation of associated shop front) to extend hours of operation on Monday to Wednesday 9am to 6pm, Thursday to Friday 9am to 7pm, Saturday 9am to 6pm and Sunday 11am to 4pm.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**12.21
CRAY VALLEY EAST
CONSERVATION AREA**

(14/02746/FULL1) - St Joseph's House, 312 High Street, St Mary Cray.

Description of application – Erection of 3 three bedroom two storey terraced dwellings with landscaping and car parking spaces (amendment to permission granted under ref 09/02991 for 2 four bedroom houses).

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 informatives set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**12.22
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(14/01790/FULL1) - 19 Heathfield Road, Keston.

Description of application – Two storey detached one bedroom dwelling on land rear of 19 Heathfield Road, Keston.

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.

**12.23
COPERS COPE**

(14/02076/FULL1) - 7 Courtenay Drive, Beckenham.

Description of application – Erection of detached two-storey, 3 bedroom dwelling house, with detached single garage and associated residential curtilage.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**12.24
FARNBOROUGH AND
CROFTON**

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

Description of application – Single storey rear extension.

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.

13 CONTRAVENTIONS AND OTHER ISSUES

13.1 BROMLEY COMMON AND KESTON

(DRR14/074) - 15 Oakley Drive, Bromley.

The Chief Planner's Representative said that a site visit had taken place that day and photographs had been taken and circulated to Members .

Members having considered the report, **RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** to tidy the site but to be held in abeyance for four weeks pending improvement in the condition of the site.

13.2 SHORTLANDS

(DRR14/081) - 2 Wickham Way, Beckenham.

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

Members having considered the report and representations, **RESOLVED that the matter BE DEFERRED**, without prejudice to any future consideration to request that the applicant to make a submission of details pursuant to the condition to show the installation of wooden window frames within street-facing elevations.

The Meeting ended at 9.38 pm

Chairman