

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 25 September 2014

Present:

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

Also Present:

Councillors Peter Dean and Peter Fortune

13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Ellie Harmer; Councillor Nicholas Bennett JP attended as substitute.

An apology for absence was also received from Councillor Alan Collins.

14 DECLARATIONS OF INTEREST

No declarations of interest were received.

15 CONFIRMATION OF MINUTES OF MEETING HELD ON 31 JULY 2014

RESOLVED that the Minutes of the meeting held on 31 July 2014 be confirmed and signed as a correct record.

16 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

16.1 HAYES AND CONEY HALL

(14/01873/FULL1) - Isard House, Glebe House Drive, Hayes

Description of application - Demolition of existing care home and erection of 21 dwellings to provide 2 x one bedroom flats, 10 x two bedroom flats, 6 x three bedroom houses and 3 x four bedroom houses with a total of 36 car parking spaces, provision for refuse/recycling and cycle parking and associated landscaping.

Oral representations from Ward Member Councillor Peter Fortune were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek alterations to the scheme in order to provide sufficient side space as required by Policy H9, to increase the level of parking provision and to enter into discussions concerning the proposed development with local residents.

16.2
BROMLEY TOWN

(14/02066/FULL1) - 7 Hayes Lane, Hayes

Description of application - 2.59m high (max) fencing and gates to either side of No 7 and 9 Hayes Lane to provide footpath for access to playing field beyond.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner with the addition of a further 3 conditions to read:-

2 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

3 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and/or drawings unless otherwise 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.

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

**16.3
CHISLEHURST
CONSERVATION AREA**

**(14/02204/ADV) - Land fronting 95-113 High Street,
Chislehurst**

Description of application - 8 non-illuminated lamp column banner signs and one cross-street non-illuminated banner sign. **RETROSPECTIVE APPLICATION.**

Members having considered the report, **RESOLVED that A SPLIT DECISION BE MADE as follows:-**

- 1) **ADVERTISEMENT CONSENT BE GRANTED** for 8 non-illuminated lamp column banner signs as recommended, subject to the condition in the report of the Chief Planner; and
- 2) **ADVERTISEMENT CONSENT BE REFUSED** for cross-street non-illuminated banner sign as recommended, for the reason set out in the report of the Chief Planner.

**16.4
CRAY VALLEY WEST**

**(14/02313/MATAMD) - Riverside School, Main
Road, St Pauls Cray**

Description of application - Minor Material Amendment to application ref. 13/01744 - Erection of part 3m/part 1-2m boundary fence and 1.2m gate. Erection of 1.2m internal fence with light fittings. Relocation of existing 3m gates.

Members having considered the report, **RESOLVED that the MINOR MATERIAL AMENDMENT BE APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**16.5
PENGE AND CATOR**

(14/02875/ADV) - 46 Green Lane, Penge

Description of application - Internally illuminated fascia sign.

Members having considered the report, **RESOLVED that ADVERTISEMENT CONSENT BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

SECTION 2

(Applications meriting special consideration)

**16.6
BICKLEY**

(14/00706/FULL6) - 14 Mavelstone Close, Bromley

Description of application amended to read - 'Increase of roof ridge incorporating front and rear dormers, extension to existing front porch and conversion of existing garage into habitable room.'

Oral representations in objection to the application were received.

Comments from Ward Member Councillor Colin Smith were reported 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 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 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 Policies BE1 and H8 of the Unitary Development Plan and in the interests of the visual amenities and character of the area and to prevent an overdevelopment of the site.

**16.7
CHISLEHURST**

(14/01312/FULL3) - The Lounge, 1-3 White Horse Hill, Chislehurst

Description of application - Three storey side and rear extension, second floor extension and alteration and enlargement of existing roof incorporating side and rear dormers and conversion of first and second floors from office and residential use to eight flats (comprising six 2-bedroom and two 1-bedroom units).

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

**16.8
CHELSFIELD AND PRATTS
BOTTOM**

(14/02446/FULL6) - 28 Warren Road, Orpington

Description of application - Addition of first floor to form 2 storey house and part one/two storey rear extension and porch canopy.

Oral representations in objection to and in support of the application were received at the meeting. Planning Officer comments on behalf of the Chief Planner were reported.

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 addition of a further condition to read:-

7 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 Policies BE1 and H8 of the Unitary Development Plan and in the interests of the visual amenities and character of the area and to prevent an overdevelopment of the site.

**16.9
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 at 137 Hastings Road/2A Jackson Road.

Oral representations in objection to and in support of the application were received at the meeting. Planning Officer comments on behalf of the Chief Planner were reported. Comments from Ward Member Councillor Stephen Carr requesting a restriction on operating hours were reported. No objections to the application were received from the Highways Division or Environmental Health.

A late submission from the applicant had been received. A further objection to the application had also been received.

Members having considered the report, objections and representations, **RESOLVED that the VARIATION OF CONDITION BE APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner with condition 2 amended to read:-

'2 The use shall not operate on any Sunday or Bank Holiday nor before 09:00 or after 18:00 on Monday to Saturday.

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

**16.10
ORPINGTON**

(14/02630/FULL6) - 1 Hillcrest Road, Orpington

Description of application - First floor side extension and bay window to front.

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

Planning Officer comments on behalf of the Chief Planner were reported.

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

**16.11
ORPINGTON**

(14/02634/FULL6) - 1 Hillcrest Road, Orpington

Description of application - First floor side extension and bay window to front.

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

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

**16.12
CHISLEHURST
CONSERVATION AREA**

(14/02650/FULL6) - The House on the Wall, Watts Lane, Chislehurst

Description of application - Part one/two storey side and rear extension with new basement and patio at rear, single storey attached annexe with glazed link to

main house and demolition of exiting detached annexe.

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

**16.13
CHISLEHURST
CONSERVATION AREA**

(14/02661/LBC) - The House on the Wall, Watts Lane, Chislehurst

Description of application - Part one/two storey side and rear extension with new basement and patio area at rear, single storey attached annexe with glazed link to main house LISTED BUILDING CONSENT.

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 LISTED BUILDING CONSENT BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**16.14
CHISLEHURST
CONSERVATION AREA**

(14/03055/FULL6) - Ridgeview, Southill Road, Chislehurst

Description of application - Two storey front and first floor front and part one/two storey front/side/rear extensions to include existing garage and elevational alterations.

Oral representations in objection to and in support of the application were received at the meeting. Planning Officer comments on behalf of the Chief Planner were reported. Members were advised that a previous planning appeal for this application had been dismissed.

Attention was drawn to an error on page 85 of the report; the words 'hipped roof' in paragraph 5, line 4 were amended to read '*flat roof*'.

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

1 The proposed first floor rear extension would be over-dominant and would be detrimental to the

amenities that the occupiers of Eldridge might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of light and prospect in view of its size, bulk and depth of rearward projection, contrary to Policy BE1 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

16.15 BROMLEY COMMON AND KESTON

(14/01745/FULL1) - Ravens Wood School, Oakley Road, Bromley

Description of application - Mezzanine floor for sixth form and library, replacement windows with ventilation louvres and roof ventilation.

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.

16.16 BROMLEY COMMON AND KESTON

(14/01934/RECON) - Ravens Wood School, Oakley Road, Bromley

Description of application - Variation of Condition 1 of permission ref: 12/01755/VAR to allow retention of two mobile buildings for a further two year period.

Members having considered the report, **RESOLVED that the VARIATION TO CONDITION 1 BE APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner.

16.17 HAYES AND CONEY HALL

(14/02617/FULL1) - 53 Kechill Gardens, Hayes

Description of application - Erection of attached two storey 3 bedroom dwelling and extensions and alterations to 53 Kechill Gardens.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

16.18 PETTS WOOD AND KNOLL CONSERVATION AREA

(14/02810/FULL6) - 9 The Chenies, Petts Wood

Description of application - Single storey side/rear extension and part conversion of existing garage to habitable accommodation with flue at rear and

replacement roof to existing garage and existing rear extension.

Committee Member and Ward Member Councillor Douglas Auld reported his views together with those of fellow Ward Member Councillor Simon Fawthrop and Mr Eric Nash, Chairman of the Chenies Road Association. The comments are attached as Appendix 1 to these Minutes.

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

1 The proposed development by reason of its size and design, would fail to respect the layout, scale or form of the existing dwelling, would detract from the streetscene and fail to preserve or enhance the character and appearance of The Chenies Conservation Area, contrary to policies BE1 and BE11 of the Unitary Development Plan and the Council's adopted Supplementary Planning Guidance for The Chenies Petts Wood Conservation Area.

2 The proposed development would, by reason of the emission of smoke from the wood burner flue, result in a harmful impact upon the amenities that neighbouring residents can reasonably be expected to enjoy, contrary to Policy BE1 of the Unitary Development Plan.

**16.19
HAYES AND CONEY HALL**

(14/02977/FULL1) - 11 Alexander Close, Hayes

Description of application - Conversion of existing dwelling to one 3 bedroom and one 2 bedroom dwelling (Revision to planning permission allowed on appeal reference 13/04292 to include single storey rear extension).

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.

**16.20
KELSEY AND EDEN PARK**

(14/02988/FULL6) - 5 Croydon Road, Beckenham

Description of application - Formation of vehicular access and additional hard standing to front.

Oral representations from Ward Member Councillor Peter Dean 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.

**16.21
PLAISTOW AND
SUNDRIDGE**

**(14/02998/FULL6) - Treesway, Lodge Road,
Bromley**

Description of application - 2.1m high (max) front boundary wall, piers, railings, gates and 2.6m high rear boundary fence. RETROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**16.22
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

**(14/03218/FULL1) - Public Conveniences adjacent
to 20 Church Road, Farnborough**

Description of application - Demolition of public convenience building and erection of a detached two storey 3 bedroom dwelling with vehicular access and off-street 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 with condition 7 amended to read:-
'7 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) of the dwelling 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.'

SECTION 4

(Applications recommended for refusal or disapproval of details)

**16.23
CRAY VALLEY EAST
CONSERVATION AREA**

**(14/01350/ADV) - Land at Junction with High Street
Blacksmiths Lane, Orpington**

Description of application - 12 non-illuminated lamppost banner signs on Blacksmiths Lane and High Street, St Mary Cray.

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

**16.24
CRAY VALLEY EAST
CONSERVATION AREA**

**(14/01372/ADV) - Land rear of 1-8 Market Meadow,
Mill Brook Road, Orpington**

Description of application - 5 non-illuminated lamppost banner signs on Mill Brook Road and High Street, St Mary Cray.

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.

The meeting ended at 8.55 pm

Chairman