

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 6 November 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 Graham Arthur, Mary Cooke, David Jefferys,
Kate Lymer, Neil Reddin FCCA, Stephen Wells,
Nicholas Bennett J.P., Robert Evans, Peter Fortune and
Tim Stevens

18 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received, all members were present.

19 DECLARATIONS OF INTEREST

No declarations of interest were reported.

20 CONFIRMATION OF MINUTES OF MEETING HELD ON 11 SEPTEMBER 2014

RESOLVED that the Minutes of the meeting held on 11 September 2014 be confirmed.

21 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

21.1 BROMLEY COMMON AND KESTON

(14/02473/FULL1) - 1 Brewery Road, Bromley.

Description of application – Construction of additional floor and alterations to existing building to provide office accommodation on ground floor (B1) plus 2 x two bedroom flats.

Oral representations in support of the application were received at the meeting. Comments from Councillor Alexa Michael in objection to the application were reported.

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.

**21.2
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.

Oral representations in objection to application were received. Oral representations from Ward Member, Councillor Neil Reddin FCCA, 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 proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policy BE1 and H7 of the Unitary Development Plan and Policy 7.4 of The London Plan.

**21.3
SHORTLANDS**

(14/02667/FULL1) - Kingswood House, Mays Hill Road, Shortlands.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members, Councillors Mary Cooke and David Jefferys were also received. Oral representations from the Portfolio Holder for Education, Councillor Stephen Wells, and the Chairman of the Education Policy, Development and Scrutiny Committee, Councillor Nicholas Bennett J.P., were also received at the meeting.

It was reported that further objections to the application and letters of support had been received and that the Tree Officer had no objections to the application.

The Chief Planner's representative confirmed that the site did not require an Environmental Impact

Assessment and reported that Environmental Health had recommended additional planning conditions if the application were to be permitted.

A revised parking plan and amended Highway technical note was received on the 3rd October 2014

Members having debated and considered the detailed report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, **SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** to enable the London Borough of Bromley to undertake waiting and parking traffic measures adjacent to the site and consult and undertake an extension to the Controlled Parking Zone if required, as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with four further conditions to read:-

1. Demolition works shall not begin until a Dust Management Plan has been submitted for protecting nearby residents and commercial occupiers from dust and other environmental effects have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The development shall not be carried out other than in accordance with the approved Dust Management Plan.

REASON: To protect the amenity of nearby residents and commercial occupiers in accordance with the London Plan Supplementary Planning Guidance The Control of Dust and Emissions during Construction and Demolition Guidance.

2. Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site construction of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that construction works do not have an adverse impact on the transport network In accordance with London Plan Policy 6.14.

3. Prior to commencement of construction on the site, the applicant will carry out an assessment of the effect on local air quality as a result of the heating system

provided as part of the proposed development. The objective of the assessment will be to demonstrate that the design of the heating system is such that emissions of nitrogen dioxide shall not have a significant detrimental impact on existing air quality. The applicant will agree the scope of and approach to the Air Quality Assessment with the Head of Planning, in consultation with the Council's Environmental Health Officer. The development shall not be carried out otherwise than in accordance with the approved plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To minimise the effect of the development on local air quality in line with National Planning Policy Framework Page 124 and Policy 7.14 of the London Plan

4. Mitigation measures shall be submitted in writing to minimise the effect of the development on local air quality in an Air Quality Management Area (AQMA) The development shall not be carried out otherwise than in accordance with the approved measures and any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To minimise the effect of the development on local air quality in an AQMA in line with National Policy Planning Framework Page 124 and Policies 6.13 and 7.14 of the London Plan).

**21.4
HAYES AND CONEY HALL**

(14/04127/FULL6) - 16 Queensway, West Wickham.

Description of application - Part one/two storey side and rear extensions and roof alterations to incorporate rear dormers RETROSPECTIVE APPLICATION.

Oral representations from Ward Member, Councillor Graham Arthur, in objection to the application were received at the meeting. It was reported that further objections to the application had been received and that the Enforcement Notice issued by the Council would become effective on 14 November 2014. The Chief Planner's representative reminded Members that the report stated that the front dormers had been deleted from the application.

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

1. The proposed roof alterations, by reason of its bulk and design, would be over dominant feature and have

a detrimental impact upon the appearance of the host building, thereby contrary to Policies BE1 and H8 of Unitary Development Plan.

IT WAS FURTHER RESOLVED that the previously authorised **ENFORCEMENT ACTION** be continued.

**21.5
DARWIN**

(14/03150/FULL1) - 3 Layhams Farm Cottages, Layhams

Description of application – Demolition of existing dwelling and garage and erection of replacement two storey four bedroom detached dwelling with basement level accommodation.

Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner

**21.6
CRAY VALLEY EAST**

(14/03295/FULL1) - Parker House, 27 Elmcroft Road, Orpington.

Description of application – Second floor mansard roof extension to provide additional Class B1 office accommodation and elevational alterations.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to await the outcome of planning appeal reference 14/00072.

SECTION 3

(Applications recommended for permission, approval or consent)

**21.7
BICKLEY**

(14/03160/RECON) - Wilderwood, Widmore Green, Bromley.

Description of application - Variation of condition 2 of permission 13/01204/FULL1 (allowed on appeal) for 4 two bedroom dwellings and 1 two bedroom bungalow to enable development not in accordance with approved plans 3704-PD-13 and 14 to provide 8 front rooflights, 4 rear dormers and additional bedroom in roofspace.

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

Councillor Lymer said that the proposal would change

the character of the development and the overall plan and in her view showed no consideration or sympathy to the existing surrounding neighbourhood and to exclude the gables would create an unpleasant block effect and thus remove one of the supporting influences in the Planning Inspector's report.

Councillor Lymer was concerned that the residential density would be doubled, with inadequate parking spaces contrary to Policies: BE1, H7 and T3 of the Unitary Development Plan.

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

1. The proposed roof alterations, by reason of their siting and design, would significantly alter the appearance of the approved dwellings and result in an overdevelopment of the site, thereby contrary to Policy H7 and BE1 of the Unitary Development Plan.

**21.8
HAYES AND CONEY HALL**

(14/03389/FULL6) - 34 Harvest Bank Road, West Wickham.

Description of application – Enlargement of roof to provide first floor accommodation including front and rear dormers and single storey side extension.

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

**21.9
PETTS WOOD AND KNOLL**

(14/03519/FULL6) - 46 Crest View Drive, Petts Wood.

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

Comments from Ward Member, Councillor Douglas Auld, in objection to the application had been circulated to Members and Councillor Simon Fawthrop was in agreement with his comments.

Members having considered the report, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to seek a 1 metre side space.

22 CONTRAVENTIONS AND OTHER ISSUES

22.1 (DRR14/091) - Land at junction of Broombank
DARWIN Reservoir Access Track and Shire Lane,
Farnborough.

Members having considered the report, **RESOLVED** that **AUTHORITY TO ENTER THE SITE TO CARRY OUT THE WORKS IN DEFAULT** and a **CHARGE TO BE PLACED ON THE LAND BE GRANTED.**

23 TREE PRESERVATION ORDERS

23.1 (DRR14/095) - Tree Works Application
KELSEY AND EDEN PARK 14/02595/TPO: Consent to remove 2 Pine Trees at
8 Thornton Dene, Beckenham.

Oral representations in support of the trees being felled were received at the meeting.

Members having considered the report and representations, **RESOLVED** that the **TREE PRESERVATION ORDER BE REMOVED** to allow the **FELLING OF TWO PINE TREES** and for suitable alternative replacement trees to be planted.

The Meeting ended at 8.50 pm

Chairman