

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 20 November 2014

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Douglas Auld, Teresa Ball, Katy Boughey,
Lydia Buttinger, Alan Collins, Ian Dunn and Ellie Harmer

Also Present:

Councillors Peter Fookes, Russell Mellor and Michael Tickner

17 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Terence Nathan.

18 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

19 CONFIRMATION OF MINUTES OF MEETING HELD ON 25 SEPTEMBER 2014

RESOLVED that the Minutes of the meeting held on 25 September 2014 be confirmed and signed as a correct record.

20 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

20.1 PENGE AND CATOR

**(13/01917/FULL2) - 208B Kent House Road,
Beckenham.**

Description of application – Change of use to 24 hour mini cab office.

Oral representations in objection to and in support of

the application were received at the meeting. Oral representations from Ward Member, Councillor Peter Fookes, in objection to the application were received at the meeting. Comments from Ward Members, Kathy Bance MBE and Kevin Brooks, in objection to the application were reported. It was also reported that the last paragraph on page 21 of the Chief Planner's report and ending at the top of page 22 should be deleted. The Ward Members had concerns with safety issues, parking and the potential increase in noise in a residential area.

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

1. The proposals would be detrimental to the amenities of nearby residents by reason of increased noise and disturbance, particularly during the night, and would therefore be contrary to Policy S13 of the Unitary Development Plan.

**20.2
ORPINGTON**

(14/02945/FULL6) - 23 Wyvern Close, Orpington.

Description of application – Single storey side/rear extension and roof extension incorporating gable ends/front gable and dormers to front and rear.

Oral representations in support of the application were received at the meeting. It was reported that the last paragraph on page 27 of the Chief Planner's report should be deleted.

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.

**20.3
COPERS COPE
CONSERVATION AREA**

(14/03502/FULL1) - 61 The Avenue, Beckenham.

Description of application – Demolition of existing dwelling and erection of 2 two storey buildings with accommodation within the roofspace comprising 8 two bedroom flats with landscaping, two new vehicular accesses and 12 parking spaces.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members, Councillors Russell Mellor and Michael Ticker, in objection to the application were received at the meeting.

In the Ward Members' opinions the proposed would be an overdevelopment in terms of bulk and mass, over dominant and out of keeping in the conservation area. They also had concerns with regard to noise, sunlight, daylight and the rear balconies would be detrimental to the residential area. Councillor Ticker pointed out that the report was on the agenda under the section headed, 'applications meriting special consideration, and therefore he expected developers to give consideration to the enhancement of the conservation area and his preference was for two good quality detached houses on the site.

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

1. The proposals, by reason of the size, height, bulk and massing of the buildings, would result in an overdevelopment of the site, which would fail to preserve or enhance the character and appearance of the Downs Bridge Road Conservation Area, thereby contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan and London Plan Policy 3.9.
2. The proposed rear balconies would result in overlooking of neighbouring properties which would be detrimental to residential amenity and contrary to Policy BE1 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

20.4 PENGE AND CATOR

(14/01672/VAR) - 62 Kings Hall Road, Beckenham.

Description of application - Variation of Condition 4 (a) of permission ref: 09/03023/FULL1 to allow up to 86 children and 25 staff to be accommodated at any one time.

Oral representations in objection to and in support of the application were received at the meeting. Oral representations from Ward Member, Councillor Peter Fookes in objection to the application were received at the meeting. It was reported that further objections to the application had been received from parents with children attending the Nursery who had not been consulted with regard to the application. Comments from Ward Member, Kathy Bance MBE, in objection to the application were reported.

Councillor Peter Fookes acknowledged the Nursery was well run and the proposed increase in numbers of

children and staff would be an over-intensification of the property.

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

1. The proposals would result in an overintensive use of the property, which would be detrimental to the amenities of nearby residents by reason of noise, disturbance and vehicular activity, thereby contrary to Policy BE1 of the Unitary Development Plan.

**20.5
BROMLEY COMMON AND
KESTON**

(14/01818/ELUD) - Hasells Nursery, Jackson Road, Bromley.

Description of application – Use of the site shown on the attached plan for a composite use in connection with a bedding plant nursery and a general building and ground works company and in particular comprising use of building A for vehicle maintenance and repair, of building B for storage and maintenance of tools, of area D for car and lorry parking, of building I to store building and fencing materials and of building J to store tractors and excavators and of buildings C, E, F, G and H as a bedding plant nursery.
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT.

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

Members having considered the report and representations, **RESOLVED that A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE be GRANTED** as recommended in the report of the Chief Planner.

**20.6
CHISLEHURST**

(14/02730/FULL1) - Edgebury Primary School, Belmont Lane, Chislehurst.

Description of application – Two storey extension to provide additional classrooms to increase school size from 1-form entry to 2-form entry, offices, reception area and break out space with stairs and ramped access. Single storey extension to existing hall with covered walkway. Extension to existing car park, covered play area and new hard surfaced play area and associated plant.

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

Officer 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 a further condition to read:-

“11. Before the development hereby permitted is commenced, an impact assessment should be undertaken on the Norway maple tree (T020) which lies close to the proposed extended parking area adjacent to Belmont Lane, in order to determine whether the tree could be retained. If it cannot be retained, a replacement tree of a size and species to be agreed in writing by the Local Planning Authority shall be planted in such a position as shall be agreed by the Authority within 12 months of the removal of the tree. 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.”

**20.7
CHELSFIELD AND PRATTS
BOTTOM**

(14/03094/FULL6) - 4 Aspen Close, Orpington.

Description of application - Single storey rear extension. RETROSPECTIVE APPLICATION.

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 condition set out in the report of the Chief Planner.

**20.8
DARWIN**

(14/03132/FULL1) - Maple Farm, Cudham Lane South, Cudham.

Description of application – Demolition of existing dwelling and 3 outbuildings and erection of detached single storey 3 bedroom dwelling.

It was reported that the applicant had confirmed that there were no bats present in the buildings on the site. 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.

**20.9
COPERS COPE
CONSERVATION AREA**

(14/03219/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 support of the application were received. Oral representations from Ward Members, Councillors Russell Mellor and Michael Ticker, in support of the application were received at the meeting. It was reported that further objections to the application and letters of support had been received. 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.

**20.10
PETTS WOOD AND KNOLL**

(14/03469/PLUD) - 27 West Way, Petts Wood.

Description of application – Single storey side extension.

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that letters of support had been received. Councillor Douglas Auld referred to the history of the site and four failed planning appeals. Councillor Auld had attended Jo Johnson MP's local surgery and asked the Member of Parliament to raise permitted development rights and, in particular this matter with regard to side extensions, with The Right Honourable Eric Pickles MP, Secretary of State for Communities and Local Government.

A letter from Jo Johnson MP dated 10 November 2014 was circulated to Members confirming this matter had been referred to Eric Pickles MP.

The Legal Representative advised that if this application was not determined within the permitted timescale then the applicant would have the right to appeal against non-determination of the application and there would be a risk that costs may be awarded

against the Council.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to await a response from The Right Honourable Eric Pickles MP, Secretary of State for Communities and Local Government.

21 CONTRAVENTIONS AND OTHER ISSUES

21.1 BROMLEY COMMON AND KESTON

**(DRR14/098) - Land at Keston Court Farm,
Blackness Lane, Keston.**

(DRR14/098) - Land at Keston Court Farm, Blackness Lane, Keston.

It was reported that this site was in Darwin Ward. An ordnance survey plan of the site had been circulated to Members.

Members having considered the report, **RESOLVED that the matter BE DEFERRED**, without prejudice to any future consideration to seek further clarification regarding the Untidy Site Notice.

The Meeting ended at 8.40 pm

Chairman