

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 18 December 2014

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Nicholas Bennett J.P., Kevin Brooks, Ellie Harmer,
William Huntington-Thresher, Charles Joel and Alexa Michael

Also Present:

Councillors Catherine Rideout, Michael Rutherford and
Colin Smith

18 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Teresa Ball.

19 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

20 CONFIRMATION OF MINUTES OF MEETING HELD ON 23 OCTOBER 2014

RESOLVED that the Minutes of the meeting held on 23 October 2014 be confirmed.

21 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

21.1 CRAY VALLEY WEST

**(14/00820/OUT) - Grays Farm Production Village,
Grays Farm Road, Orpington.**

Description of application – Demolition of existing buildings and redevelopment to provide 1,077sqm of use Class B1 floorspace in a detached 2 storey building with accommodation in roof and 45 two storey houses (some with accommodation in roof) with access road and car parking.

Members having considered the report and objections, **RESOLVED** that **PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT FOR A PAYMENT IN LIEU OF AFFORDABLE HOUSING,** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**21.2
ORPINGTON**

(14/02763/FULL6) - 90 Spur Road, Orpington.

Description of application – Single storey front/side/rear extension (amendment to permission granted under ref 12/03297) RETROSPECTIVE APPLICATION.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor William Huntington-Thresher, 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 with a further condition to read:-

“2. 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 visual and residential amenities of the area.”

**21.3
BROMLEY COMMON AND
KESTON**

(14/03554/FULL1) - Elmfield Lodge, Rookery Lane, Bromley.

Description of application – Demolition of existing outbuildings and erection of two storey side extension to provide two storey dwelling.

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.

**21.4
ORPINGTON**

(14/03814/FULL6) - 74 Avalon Road, Orpington.

Description of application - Two storey side and single storey rear extensions and pitched roof 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 GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**21.5
SHORTLANDS**

(14/04076/FULL6) - 90 Malmaison Way, Beckenham.

Description of application – First floor front/side/rear extension.

The Chief Planner's representative referred to a fax dated 16 December 2014 from the Applicant's Agent. The applicant had requested that this item be withdrawn from the agenda until a Daylight and Sunlight report was available. Members were of the opinion that the Applicant had been given sufficient time to supply this information.

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.

**21.6
PETTS WOOD AND KNOLL**

(14/04294/FULL6) - 6 Great Thrift, Petts Wood.

Description of application – Part one/two storey side and single storey rear extensions.

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.

**21.7
BROMLEY TOWN
CONSERVATION AREA**

(14/04315/FULL1) - 4-5 Market Square, Bromley.

Description of application - Change of Use from retail (Class A1) to restaurant (Class A3) and installation of kitchen extract/intake equipment and associated ductwork at rear.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Michael Rutherford, in support of the application were received at the meeting. Comments from Environmental Health were reported.

Members having considered the report and representations, **RESOLVED that PERMISSION be GRANTED** 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 use shall not take place other than between the hours of 09:00-23:00, Mondays - Wednesday; 09:00-24:00 Thursday, Friday and Saturday; or 10:00-22:30 Sundays and Bank Holidays.

REASON: In order to comply with policy BE1 of the Unitary Development Plan and in the interests of the amenities of the area

3. Detailed plans of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate fumes and odours (and incorporating activated carbon filters where necessary) shall be submitted to the Local Planning Authority for approval; after the system has been approved in writing by the Authority, it shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall thereafter be permanently retained in an efficient working manner.

REASON: In order to comply with Policies BE1, S9 and ER9 of the Unitary Development Plan and Policies 7.14 and 7.15 of the London Plan and in the interest of the visual and residential amenities of the area.

4. At any time the combined noise level from all air conditioning plant at this site in terms of dB(A) shall be 10 decibels below the relevant minimum background noise level, LA90(15mins) measured at any noise-sensitive building. 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 order to comply with Policies BE1, S9 and ER9 of the Unitary Development Plan and Policies 7.14 and 7.15 of the London Plan and in the interest of the visual and residential amenities of the area.

5. A scheme of sound insulation for protecting the first floor residential use from activities in the ground floor A3 premises shall be submitted to the Local Planning Authority for approval prior to the use commencing.

Once approved the scheme shall be implemented in full and permanently maintained thereafter.

REASON: In order to comply with Policies BE1 and S9 of the Unitary Development Plan and Policy 7.15 of the

London Plan and in the interest of the residential amenities of the area.

6. 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 visual and residential amenities of the area.

INFORMATIVE 1: You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

INFORMATIVE 2: Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321 or on the Water UK website at www.water.org.uk"

SECTION 3

(Applications recommended for permission, approval or consent)

**21.8
BICKLEY**

(14/01570/PLUD) - 11 Mavelstone Close, Bromley.

Description of application – Single storey rear extension and detached single storey building containing hydrotherapy pool, therapy and treatment rooms for use in connection with the main dwelling house (CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE/DEVELOPMENT).

REPLACEMENT REPORT

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

Members having considered the report, objections and representations, **RESOLVED that a CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE/DEVELOPMENT be GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**21.9
DARWIN**

(14/03037/FULL6) - 129 Cudham Lane North, Orpington.

Description of application – Single storey side extension and conversion of garage to habitable accommodation.

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.

**21.10
BROMLEY TOWN**

(14/03278/FULL1) - Blyth Wood Park, 20 Blyth Road, Bromley.

Description of application – Fence and gates fronting Bracken Hill Lane
PART RETROSPECTIVE.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**21.11
BIGGIN HILL**

(14/03338/FULL2) - 16-18 Rosehill Road, Biggin Hill.

Description of application – Change of Use application from Class D2 (Fitness Centre / Gym) to Class A1 (Retail Use).

Oral representations in objection to the application were received at the meeting. Comments from Ward Councillors Melanie Stevens and Julian Benington in objection to the application were reported. It was also reported that a petition had been received with over three hundred signatories in objection to the application and an email had also been received from the Applicant's Agents in support of the application.

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

1. The proposal would result in the unacceptable loss of a community facility contrary to Policy C1 of the Unitary Development Plan and the related Section 8 (in particular paragraph 70) of the National Planning Policy Framework.

**21.12
BROMLEY TOWN**

(14/03400/FULL1) - Blyth Wood Park, 20 Blyth Road, Bromley.

Description of application – Change of use of ground and first floor from sports hall (Use Class D2) to C3 incorporating the existing residential unit in the roof space to form a single 4 bedroom dwelling and new vehicular access on to Bracken Hill Lane.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**21.13
BROMLEY COMMON AND
KESTON**

(14/03540/FULL6) - 51 Lakes Road, Keston.

Description of application – First floor front extension, part two storey/first floor front/side extension, single storey rear extension, alterations to roof and replacement porch 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.

**21.14
WEST WICKHAM**

(14/03700/FULL6) - 294 Pickhurst Rise, West Wickham.

Description of application – Part one/two storey rear extension with steps and garden terrace, formation of vehicular access and hardstanding.

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

**21.15
PETTS WOOD AND KNOLL
CONSERVATION AREA**

(14/03822/FULL1) - 7A Station Square, Petts Wood.

Description of application – Conversion of upper floor maisonette to form 1 two bedroom and 1 one bedroom flats and rooflights at rear.

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.

**21.16
PENGE AND CATOR**

(14/03865/MATAMD) - 14 Anerley Station Road, Penge.

Description of application – Minor material amendment to ref. 14/00957 (Refurbishment and part change of use of existing Class B8/sui generis cash and carry to Class B8/A1 use with alterations site layout and associated works) to create mezzanine floor area.

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

**21.17
BICKLEY**

(14/04097/FULL1) - Holly Rigg, Woodlands Road, Bickley.

Description of application – Proposed demolition of 2 no. dwellings and erection of 4 no. 4 bedroom dwellings and additional guest suite and associated landscaping.

Oral representations in support of the application were received at the meeting. Oral representations from Ward Member, Councillor Catherine Rideout in objection to 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 amendments to Conditions 18 and

19 and the addition of two further conditions to read:-

“18. No development shall commence until a pre-construction tree works schedule is submitted to and approved in writing by the Council. Once approved the works schedule shall be undertaken in accordance with British Standard BS 3998 2010, and prior to the implementation of tree protection measures as detailed in the Tree Protection Plan.

REASON: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

19. No development shall commence until an arboricultural method statement and tree protection plan is submitted to and approved in writing by the Local Planning Authority. The details shall include means of protective fencing and ground protection measures for trees effected by the development both within the application site as well as adjoining the site, and will specify information relating to foundation design and construction including an appropriately scaled survey plan showing the positions of trees affected by the proposed buildings, cross sectional drawings describing the depth and width of footings and hardstanding where they fall within the root protection areas, and means whereby the tree roots are to be protected in accordance with British Standard BS: 5837:2012.

REASON: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

20. 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.

21. Notwithstanding the submitted plans, cross sections of the proposed and existing site levels to the external areas and the boundaries 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 and land stability.”

21.18
CHISLEHURST

**(14/04167/FULL3) - 1-3 White Horse Hill,
Chislehurst.**

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

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 with six further conditions and an Informative to read:-

“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. 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.

14. Before commencement of the use of the development hereby permitted the service yard and

turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use at all times and no development whether permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out in the service yard or in such a position as to preclude vehicular access to or manoeuvring in the said yard.

REASON: Development without adequate servicing facilities is likely to lead to vehicle manoeuvres inconvenient to other road users and be detrimental to the free flow of traffic and conditions of safety in the highway and would not comply with Policy T17 of the Unitary Development Plan.

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. Details of a scheme for the management of the car park shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is first occupied and the car park shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by the Authority.

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.

17. 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.

INFORMATIVE: You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.”

22 CONTRAVENTIONS AND OTHER ISSUES

**23
DARWIN**

(DRR14/112) - Land at Keston Court Farm, Blackness Lane, Keston.

Members having considered the report, **RESOLVED that AUTHORITY TO ENTER THE SITE TO FACILITATE THE REMOVAL AND DISPOSAL OF THE CARAVAN** and a **CHARGE TO BE PLACED ON THE LAND** be **GRANTED** as recommended in the report of the Chief Planner.

**23.1
CHELSFIELD AND PRATTS
BOTTOM**

(DRR14/113) - 29 Waring Drive, Orpington.

Members having considered the report, **RESOLVED that AUTHORITY TO ENTER THE SITE TO CARRY OUT THE REPAIRS TO THE FRONT ELEVATION AND ROOF AREA** and to **TIDY THE FRONT GARDEN OF OVERGROWN VEGETATION** and a **CHARGE TO BE PLACED ON THE LAND** be **GRANTED** as recommended in the report of the Chief Planner and for the **CHIEF PLANNER** to **ISSUE THE DECISION WHEN APPROPRIATE.**

The meeting ended at 9.00 pm

Chairman