

## **PLANS SUB-COMMITTEE NO. 4**

Minutes of the meeting held at 7.00 pm on 5 March 2015

### **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 Kevin Brooks, Angela Wilkins and Richard Williams

### **29 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

All Members were present.

### **30 DECLARATIONS OF INTEREST**

No declarations of interest were received.

### **31 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 JANUARY 2015**

**RESOLVED** that the Minutes of the meeting held on 8 January 2015 be confirmed and signed as a correct record.

### **32 PLANNING APPLICATIONS**

#### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

#### **32.1 HAYES AND CONEY HALL**

**(14/04198/FULL1) - Hayes Primary School, George Lane, Hayes.**

Description of application – Construction of a single storey early years/reception block extension comprising three classrooms with enclosed play area and external canopy to the west side of the existing school buildings, landscaping and associated external works.

Comments from Hayes Village Association concerning traffic related issues were reported at the meeting. 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.

## **SECTION 2**

(Applications meriting special consideration)

### **32.2 KELSEY AND EDEN PARK**

#### **(14/04503/FULL1) - 33 Upper Elmers End Road, Beckenham**

Description of application – Change of use of land to the rear of Nos. 39-57 Upper Elmers End Road from public car park (Sui Generis) to car parking in association with the use of the car showroom at No. 33 Upper Elmers End Road.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

### **32.3 CRYSTAL PALACE CONSERVATION AREA**

#### **(14/04557/FULL2) - 25 Church Road, Anerley.**

Description of application – Change of use from Bingo Hall Class D2 to mixed Class D1 (church) and class D2 (Assembly and Leisure) use.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Members Councillor Angela Wilkins and Councillor Richard Williams in objection to the application were received at the meeting.

Comments from Environmental Health in objection to the application were reported.

A revised block plan together with Land Registry documents had been submitted.

Further correspondence in objection to and in support of the application had been received.

'The Crystal Palace Triangle Campaign Group' referred to in the report was amended to read 'The Crystal Palace Triangle Planning Group'.

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

**32.4  
FARNBOROUGH AND  
CROFTON  
CONSERVATION AREA**

**(14/04849/FULL1) - Land opposite 1-4 Tye Lane,  
Orpington.**

Description of application – Partial demolition of existing buildings and erection of two 2 bedroom detached dwellings, retention of existing garage and part of stable building and conversion to provide garage/storage for the dwellings.

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

Comments from Ward Members Councillor Tim Stevens and Councillor Charles Joel in support of the application were reported at the meeting.

A revised site plan was 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.

**32.5  
BICKLEY**

**(14/04911/FULL6) - 17 Cloisters Avenue, Bickley.**

Description of application – Part one/two storey side/rear extension and roof extension to provide habitable room.

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

Correspondence received from the applicant was circulated to Members.

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.

**32.6  
PLAISTOW AND  
SUNDRIDGE**

**(14/04952/VAR) - 1 Plaistow Lane, Bromley.**

Description of application – Variation of condition 8 of planning permission ref:- 12/03036 (Demolition of existing building and erection of 3 storey building comprising retail (Class A1) unit on ground floor and 8 two bedroom flats above, together with 1 x 2 storey, 4 bedroom house (access from Lytchett Road) plus 15 car parking spaces and associated cycle and refuse space) to change the hours of operation from 07:00 – 22:00 hours on any day to 06:00-23:00.

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 a VARIATION OF CONDITION 8 OF PLANNING PERMISSION REF 12/03036 BE REFUSED** for the reason set out in the report of the Chief Planner.

**32.7  
HAYES AND CONEY HALL**

**(14/04970/FULL1) - Hillcrest House, West Common Road, Hayes.**

Description of application – Replacement dwelling. Demolition of existing bungalow, integral and lodge building and erection of a two storey dwelling. Reconfiguration of entrance driveway and replacement of upper and lower terraces.

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

**32.8  
BROMLEY TOWN  
CONSERVATION AREA**

**(14/05001/FULL1) - Wyn House, 211-213 High Street, Bromley.**

Description of application – Part one/two/three storey extension at 215-217 High Street, construction of mansard roof extension, alteration of the existing rear existing at 211-213 High Street. Internal alterations to the existing ground, first and second floors to provide four 1 bedroom and four 2 bedroom flats (total 8 flats) and associated refuse and cycle storage (at 211-217 High Street, Bromley).

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

- 1 The proposed mansard roof would be at odds with the simple modernist style of the interwar building at nos. 211-213 and as such would detract from the appearance of the adjacent locally listed building at Nos. 215-217 thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan.
2. The proposed rear extension would detract from the form of the locally listed building at Nos. 215-217 and would fail to be subservient particularly when viewed

from Walter Yard which has been identified as having heritage value thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan.

3. The proposal would constitute an overdevelopment of the site and would, given its proximity to the adjacent public house and limited amenity space, result in an unsatisfactory living environment for the occupants of the proposed flats thereby contrary to Policy H7 of the Unitary Development Plan.

### **SECTION 3**

(Applications recommended for permission, approval or consent)

#### **32.9 DARWIN**

#### **(14/03187/ELUD) - Yonder Farm, Orange Court Lane, Downe.**

Description of application – use of buildings and land as a stable and riding school without complying with conditions 3, 4 and 7 of permission ref 02/01905. CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE.

The Legal representative advised Members they were required to reach a decision based on the balance of probability that the Statutory Declaration signed by the applicant and supporting documents, proved that the existing use had occurred for a period of 10 or more years and warned as to the possibility of costs being awarded against the Council in the event of an appeal against refusal.

One Member expressed concern about the weight attached to validity of the signed document. Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek further evidence. Councillor Dean's vote against deferral was noted.

#### **32.10 DARWIN**

#### **(14/03188/ELUD) - Yonder Farm, Orange Court Lane, Downe.**

Description of application – use of part of barn as residential dwelling. CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE.

The Legal representative advised Members they were required to reach a decision based on the balance of probability that the Statutory Declaration signed by the applicant and supporting documents, proved that the

existing use had occurred for a period of 10 or more years and warned as to the possibility of costs being awarded against the Council in the event of an appeal against refusal.

One Member expressed concern about the weight attached to the signed document.

Members having considered the report and objections, **RESOLVED that a CERTIFICATE FOR EXISTING USE/DEVELOPMENT BE REFUSED** for the following reason:-

1 The evidence supplied by the applicant appears to be unreliable and suggestive of deliberate concealment of an unauthorised use of the premises as a self-contained dwellinghouse.

Councillor Dean's vote against refusal was noted.

**32.11  
CHISLEHURST  
CONSERVATION AREA**

**(14/04375/FULL1) - Chislehurst School for Girls,  
Beaverwood Road, Chislehurst.**

Description of application – Demolition of single storey teaching and changing block and erection of two storey extension for teaching/welfare facility and detached single storey modular food server building.

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.

**32.12  
WEST WICKHAM**

**(14/04753/FULL6) - 42 Barnfield Wood Road,  
Beckenham.**

Description of application – First floor side and single storey rear extensions.

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.

**32.13  
CRAY VALLEY EAST**

**(14/04830/FULL1) - 23 Chalk Pit Avenue,  
Orpington.**

Description of application – Single storey rear extension.

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 the application BE DEFERRED** without prejudice to future consideration to seek a reduction in the roof pitch. Subject to the alterations being satisfactory, the application can be determined under delegated authority.

**32.14  
BICKLEY**

**(14/04851/FULL1) - Lauriston House Nursing Home, Bickley Park Road, Bickley.**

Description of application – Two storey rear extension to provide 20 additional beds and formation of separate vehicular access to serve adjoining residential properties at The Lodge and Orchard Cottage.

It was reported that no objections to the application had been received from the Tree Officer. The Director of Education, Care and Health also had no objection to the application.

Further correspondence from the applicant was circulated to Members.

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.

**32.15  
BICKLEY**

**(14/04927/FULL6) - 34 Parkside Avenue, Bickley.**

Description of application – Two 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.

**32.16  
BIGGIN HILL**

**(14/04965/FULL6) - 11 Allenby Road, Biggin Hill.**

Description of application – Two storey side extension for use as annexe and front porch.

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

Comments from Ward Member Councillor Julian Benington in support of the application were reported.

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 with the addition of a further condition to read:-  
'5 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 H7 and BE1 and to prevent overdevelopment of the site.'

**32.17**  
**COPERS COPE**

**(15/00037/FULL1) - Two Elms, Beckenham Place Park, Beckenham.**

Description of application – Demolition of existing dwelling and erection of a two storey 7 bed dwelling with rooms in the roof space. PART 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 conditions and informative set out in the report of the Chief Planner with the addition of a further two conditions to read:-

'16 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 H7 and BE1 and to prevent overdevelopment of the site.

17 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.’.

**32.18  
CRYSTAL PALACE**

**(15/00201/FULL4) - Bigsworth Court, 2 Betts Way, Penge.**

Description of application – Application to modify the legal agreement attached to planning permission DC/12/03634 in respect of the S106 Agreement signed on 1 March 2013 in connection with the following planning permission: Demolition of existing building and erection of 4 storey building comprising 22 flats and 2 semi-detached wheelchair bungalows with 24 car parking spaces at 2 Betts Way, Penge, London SE20 8TZ.

Members having considered the report, **RESOLVED that A DEED OF VARIATION TO THE SECTION 106 OBLIGATION (UNILATERAL UNDERTAKING) SIGNED ON 1 MARCH 2013 BE APPROVED** as recommended in the report of the Chief Planner.

**32.19  
WEST WICKHAM**

**(15/00217/FULL6) - 7 Oaklands Avenue, West Wickham.**

Description of application – First floor rear/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.

The meeting ended at 8.45 pm

Chairman