

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 16 April 2015

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Teresa Ball, Kevin Brooks, Lydia Buttinger,
Mary Cooke, Charles Joel and Alexa Michael

Also Present:

Councillor Keith Onslow

28 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Nicholas Bennett JP and Councillor Mary Cooke attended as his substitute.

An apology for absence was also received from Councillor Ellie Harmer.

29 DECLARATIONS OF INTEREST

Prior to this meeting, an Urgency Committee was convened on Wednesday, 15 April 2015, to consider a dispensation request from Councillor Keith Onslow to permit him to address Members on Item 4.5 (15/00845/FULL6) – 114 St John's Road, Petts Wood, in which he had a Disclosable Pecuniary Interest as the owner of the property. An unconditional dispensation was granted and Councillor Onslow spoke as a member of the public but did not take part in the discussion or vote.

Councillor Douglas Auld declared a personal interest in Item 4.5 as he was acquainted with the applicant and left the Chamber for this item.

30 CONFIRMATION OF MINUTES OF MEETING HELD ON 19 FEBRUARY 2015

RESOLVED that the Minutes of the meeting held on 19 February 2015 be confirmed.

31 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

31.1 CRAY VALLEY WEST

**(14/04856/FULL1) - Midfield Primary School,
Grovelands Road, Orpington.**

Description of application – Demolition of existing single storey section and construction of a single storey extension to provide 2 classrooms with

associated landscaping and elevational alterations to existing building to facilitate 60 additional pupils.

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.

SECTION 2

(Applications meriting special consideration)

31.2 FARNBOROUGH AND CROFTON

(14/03509/FULL1) - 132 Crofton Road, Orpington.

Description of application – Alteration, extension and conversion of existing dwellinghouse to form 4 two bedroom flats and the construction of a pair of semi-detached houses, together with the formation of private and communal gardens, the construction of bin and cycle stores and closing the existing vehicular access from Crofton Road.

Members having considered the report and objections, **RESOLVED to CONTEST the APPEAL** on the following grounds:-

“1. The proposal would cause significant harm to the character and appearance of the area, and the privacy and amenity of neighbouring bungalow occupiers, contrary to Policies H7 and BE1 of the Unitary Development Plan and paragraphs 56 and 57 of the NPPF, in particular by reason of the number and layout of dwellings proposed, the excessive amount of site coverage, the limited scope for new landscaping and the retention of existing vegetation due to the proximity of buildings and hardstanding to the site boundaries, and the opening up of the site to view from the surrounding area.

2. The proposed development would result in an increase in vehicular movements to and from the site in close proximity to the junction of Crofton Lane and Crofton Road, which would result in traffic congestion and harm to road safety, contrary to Policy T18 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**31.3
CHELSFIELD AND PRATTS
BOTTOM**

(15/00101/FULL1) - Bow Wood, Stonehouse Road, Orpington.

Description of application – Proposed new dwelling.

Oral representations in support of the application were received at the meeting. It was reported that the application site was adjacent to the Green Belt. Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration to, seek a reduction in the height of the roof ridge, to set the building back to the building line and to reduce the impact on Whitecroft.

**31.4
HAYES AND CONEY HALL**

(15/00560/FULL6) - 38 Ridgeway, Hayes.

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

It was reported that on page 43 of the Chief Planner's report, second paragraph, the word 'ground' in the fifth line should be amended to read, 'floor'.

Members having considered the report and objections, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions 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 an amendment to Condition 5 to read:-

"5. Before the development hereby permitted is first occupied, the proposed window in the first floor western flank elevation shall be obscure glazed to a minimum of privacy level 3 and non-opening, and shall subsequently be permanently retained as such."

**31.5
PETTS WOOD AND KNOLL**

(15/00845/FULL6) - 114 St John's Road, Petts Wood.

Description of application – Single storey front extension.

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.

32

SUPPLEMENTARY AGENDA

The Chairman moved that the attached report, not included in the published agenda, be considered as a matter of urgency on the following grounds:- “In order that the application is considered within the 8 week statutory timescale.”

**32.1
BROMLEY TOWN**

(14/04868/FULL1) - Central Library, High Street, Bromley

Description of application – Installation of a new chilled water plant.

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 7.41 pm

Chairman