

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 21 May 2015

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, Alan Collins, Ian Dunn,
Nicky Dykes, Robert Evans, Terence Nathan and Angela Page

Also Present:

Councillors Nicholas Bennett J.P., Kate Lymer and
Peter Morgan

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

All Members were present.

2 DECLARATIONS OF INTEREST

Prior to this meeting, the Director of Corporate Services (under delegated powers), considered a dispensation request from Councillor Nicholas Bennett JP to permit him to attend and address the meeting in regard to Item 4.10 - (15/00923/FULL6) – 18 Upper Park Road, Bromley, in which he had a Disclosable Pecuniary Interest as the owner of the property.

The Director resolved that dispensation be granted unconditionally and extended to cover any subsequent meetings on the same application if necessary.

All Members declared a personal interest in Item 4.10 as they were colleagues of Councillor Bennett JP.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 19 MARCH 2015

RESOLVED that the Minutes of the meeting held on 19 March 2015 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 PLAISTOW AND SUNDRIDGE

(14/04249/FULL1) - 67 Plaistow Lane, Bromley.

Description of application – Demolition of existing Gate House and erection of a two storey 2 bedroom dwelling with detached garage, gates and pillars to Willoughby Lane and alterations to vehicular and pedestrian access.

Oral representations in support of the application were received at the meeting. Oral representations from Ward Member Councillor Peter Morgan in support of the application were also received. Oral representations in objection to the application were received from the Council's Design and Heritage Champion, Councillor Nicholas Bennett JP.

It was reported that a further letter in support of the application had been submitted.

Members were advised that if they were minded to grant permission, this would be subject to receipt of a letter of authorisation from English Heritage prior to demolition of the building.

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

4.2 PLAISTOW AND SUNDRIDGE

(14/04252/LBC) - 67 Plaistow Lane, Bromley.

Description of application – Demolition of existing Gate House and erection of a two storey 2 bedroom dwelling with detached garage, gates and pillars to Willoughby Lane and alterations to vehicular and pedestrian access. LISTED BUILDING CONSENT.

Oral representations in support of the application were received at the meeting. Oral representations from Ward Member Councillor Peter Morgan in support of the application were also received. Oral representations in objection to the application were received from the Council's Design and Heritage Champion, Councillor Nicholas Bennett JP.

It was reported that a further letter in support of the application had been submitted.

Members were advised that if they were minded to

grant permission, this would be subject to receipt of a letter of authorisation from English Heritage prior to demolition of the building.

Members having considered the report, objections and representations, **RESOLVED that LISTED BUILDING CONSENT BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

4.3 BROMLEY TOWN

(14/04528/PLUD) - 17 Cameron Road, Bromley.

Description of application – Single story side extension. CERTIFICATE OF LAWFULNESS for a proposed development.

Oral representations from the applicant in support of the application were received at the meeting. In response to a question as to why she had not submitted existing and proposed plans to show how the bank at the front of the property (part of which was directly in front of the proposed doors) would be dealt with, the applicant advised that she had submitted a photograph and plan containing this information which, she understood, would be given to Members. It was confirmed that Members had received copies.

The Planning Officer referred to the applicant's earlier written statement, as set out on page 23 of the report, where she had confirmed there was no intention at this point in time to alter the topography of the frontage to provide vehicular access but merely maintain the current pedestrian access. The photograph and plan showed the partial removal of a bank to the front of the property and therefore contradicted the earlier written statement. The Legal Representative advised that it was the responsibility of an applicant to precisely depict the proposal for which a certificate of lawfulness is sought and that the applicant so far had failed to do this. For the Council to certify whether or not the proposed works would be lawful, it was necessary for those works to be clearly set out in the application.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek clarification of the proposal.

**4.4
CHISLEHURST
CONSERVATION AREA**

(14/04633/FULL1) - Old Woodlands, Brenchley Close, Chislehurst.

Description of application – Erection of detached two storey 4 bedroom dwelling.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner which was amended to read:-

‘The proposal constitutes a cramped overdevelopment of the site, by reason of the resultant site coverage of the existing and proposed development and the loss of garden area which contributes to the character of the area; the proposal would thereby result in loss of visual amenity and harm the character and appearance of this part of the Chislehurst Conservation Area, contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan, the National Planning Policy Framework and the Supplementary Planning Guidance for the Chislehurst Conservation Area.’

**4.5
CRAY VALLEY EAST**

(14/04870/FULL1) - Land opposite Econ House, Old Maidstone Road, Sidcup.

Description of application – Use of land as a waste transfer station and recycling facility involving minor change of land levels, the erection of a facilitative building, associated plant, site office and provision of car parking and associated landscaping.

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

Comments from Ward Member Councillor Teresa Ball and local MP Bob Neill in objection to the application were reported.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for reasons 2 and 3 set out in the report of the Chief Planner with refusal ground 1 being deleted.

**4.6
SHORTLANDS**

(15/00464/FULL1) - Land adjacent to 2 Hengist Way, Hayes Lane, Beckenham.

Description of application – Siting of radio base station comprising 25m monopole with dual stacked antennas within shroud bt 20 and 25m, 4 equipment cabinets

and 1 slim line meter pillar sited on grass verge to the South of Hengis Way, Hayes Lane, Bromley.

Comments from Ward Member Councillor Mary Cooke in support of the application were received at the meeting.

It was reported that Environmental Health raised no objections to the application.

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.

**4.7
CRYSTAL PALACE
CONSERVATION AREA**

(15/00763/FULL1) - 24 Anerley Hill, Anerley.

Description of application – Demolition of detached garage and erection of 3 x four bedroom dwelling houses fronting Cintra Park and demolition of single storey rear extension and replacement of first floor rear door with a window to No 24 Anerley Hill.

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

The final sentence of the first paragraph under the heading 'Impact to Neighbours' (page 53), was amended to read:- 'Given the orientation of the properties located on Cintra Park namely No. 2-6 overlooking will *not* be more prevalent than is currently undertaken from these properties.'

Members were advised that if permission was granted, the previous S106 agreement (as set out on page 55 of the report), would be discharged.

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 conditions 2, 4, 5, 8, 9, 11 and 12 amended to read:-

2. Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the construction of the dwellings hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously

damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

4. Details including samples of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the construction of the dwellings hereby permitted. The works shall be carried out in accordance with the approved details.

5. Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before commencement of the construction of the dwellings hereby permitted and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

8. Prior to the commencement of the demolition of the garages hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

9. 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 construction of the dwellings hereby permitted. 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.

11. No part of the development hereby permitted (including any demolition) shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to and approved in writing by the Local Planning Authority.

12. The existing single storey rear extension at 24 Anerley Hill shall be removed prior to the demolition of the garages and construction of the three detached

dwellings hereby approved and the construction of the dwellings shall not commence until the extension has been removed in its entirety.

Reason: In the interest of the amenities of the future occupants of No.24 Anerley Hill and in order to comply with Policy BE1 of the Unitary Development Plan.

Members **FURTHER RESOLVED** that the existing **Section 106 Agreement attached to the land be discharged.**

**4.8
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(15/00827/FULL6) - Barnet Mead, Barnet Wood Road, Hayes.

Description of application – Single storey rear extension.

It was reported that the Conservation Officer had no objections to the application.

A further letter in support of the application had been received.

Members were advised that a Plan number would be inserted at condition 3 (page 62) if permission was granted.

The external footprint referred to on page 61 of the report was confirmed as 31.2 sqm.

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 with condition 3 amended to read:-
'3 The existing buildings identified on Plan 2921/3 shall be demolished and the site cleared within three months of the first occupation of the development hereby permitted.

Reason: In order to comply with Policy G4 of the Unitary Development Plan and to prevent overdevelopment of the site.

**4.9
SHORTLANDS**

(15/00904/FULL1) - 2B Winchester Road, Shortlands.

Description of application – two storey rear extension with part 1st floor rear extension, new pitched roof over existing flat roofed two storey side extension, new pitched roof to garage and porch.

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.

**4.10
PLAISTOW AND
SUNDRIDGE**

(15/00923/FULL6) - 18 Upper Park Road, Bromley.

Description of application – Part one/two storey side extension and roof extension incorporating rear dormer with juliet balcony and bin store at side.

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.

**4.11
COPERS COPE**

(15/01235/FULL1) - 9 St Clare Court, Foxgrove Avenue, Beckenham.

Description of application – Conversion of basement storage to two bedroom self-contained flat.

Oral representations in objection to the application were received at the meeting.

Comments from Ward Member Councillor Russell Mellor in objection to the application were reported. It was reported that further objections to the application had been received.

With regard to the third paragraph on page 76 of the report, Members were advised that the stated size of the proposed apartments (i.e. 40 m²) was incorrect and required clarification.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to seek clarification of the proposed internal floor measurements and whether this affects the recommendation.

SECTION 3

(Applications recommended for permission, approval or consent)

**4.12
BROMLEY TOWN**

(15/00358/FULL6) - 36 South View, Bromley.

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

Oral representations in objection to 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.

**4.13
BICKLEY**

(15/00377/FULL6) - 38 Hawthorne Road, Bickley.

Description of application – Two storey side/rear extension, re-building of roof and second floor accommodation, elevational alterations and detached garage to rear with vehicular access to Hawthorne Road.

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

Drawings of the proposed application together with photographs of the existing site were circulated to Members.

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

**4.14
WEST WICKHAM**

(15/00636/FULL6) - 74 Woodland Way, West Wickham.

Description of application – Single storey rear and first floor side 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.

**4.15
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(15/01034/FULL6) - 24 Meadow Way, Orpington.

Description of application – Roof alterations to incorporate rear dormer extension, part one/two storey side/rear extension, alterations to front porch to include canopy and elevational alterations (revisions to permission ref. 14/00744 to include single storey plant room to side, eaves level of main roof raised to North Eastern side, removal of pitched roof over single storey rear extensions, changes to windows and doors, changes to roof materials and removal of chimneys). **RESTROSPECTIVE APPLICATION.**

Oral representations 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 reasons:-

- 1 The development significantly impacts on the visual amenity of the area and is out of character with the Farnborough Park Conservation Area, contrary to Policy H8 and BE11 of the Unitary Development Plan.
- 2 The materials used for the development are unsympathetic and out of keeping with the character of the host dwelling and area in general, contrary to Policies BE1 and H8 of the Unitary Development Plan. The Chairman and Councillor Joel abstained from voting.

SECTION 4

(Applications recommended for refusal or disapproval of details)

4.16 BICKLEY

(14/04805/FULL1) - White Wings, Bickley Park Road, Bickley.

Description of application – Demolition of existing dwelling and erection of 2 detached two storey 6 bedroom dwellings with accommodation in roofspace, integral garage and new vehicular access to plot 1.

It was reported that a 'Right to Light' assessment had been submitted.

Aerial photographs of the site were circulated to Members.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration to seek an increase in the side space to the boundary with Lone Pine. The application should be considered under Section 2 of any future meeting.

5 TREE PRESERVATION ORDERS

5.1 BICKLEY

(DRR/15/040) - Confirmation of Tree Preservation Order No. 2597A, 6 Laurel Gardens, Bromley.

Oral representations from Ward Member Councillor Kate Lymer in support of confirmation of the TPO were received at the meeting.

With regard to paragraph 3.16 on page 104 of the report, it was noted that the words ...'removal of T1 Cedar tree.' should be amended to read:- 'removal of T2 Cedar tree.'

A further letter in support of confirmation of the TPO had been received.

Members having considered the report and representations, **RESOLVED that Tree Preservation Order Number 2597A** relating to one yew tree and

one cedar tree **BE CONFIRMED WITHOUT MODIFICATION**, as recommended in the report of the chief Planner.

The Meeting ended at 8.55 pm

Chairman