

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 13 August 2015

Present:

Councillor Katy Boughey (Chairman)
Councillor Douglas Auld (Vice-Chairman)
Councillors Alan Collins, Ian Dunn, Nicky Dykes,
William Huntington-Thresher, Charles Joel, Alexa Michael and
Stephen Wells

Also Present:

Councillors Vanessa Allen and Sarah Phillips

9 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Kevin Brooks and Councillor Ian Dunn attended as his substitute.

10 DECLARATIONS OF INTEREST

Councillor Charles Joel declared a Personal Interest in Item 4.4 as his fellow Ward Member, Councillor Tim Stevens, and his wife, lived in the adjoining property to the application site and they were acquainted. Councillor Joel did not speak to the application and did not vote.

Councillors Alexa Michael and Stephen Wells declared a Personal Interest Item 4.11 as they were acquainted with the applicant being members of the Beckenham Conservative Association. Councillor Wells did not speak to the application and did not vote.

11 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 JUNE 2015

RESOLVED that the Minutes of the meeting held on 18 June 2015 be confirmed.

12 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

12.1 CLOCK HOUSE

**(15/01691/FULL1) - Stewart Fleming School,
Witham Road, Penge, SE20 7YB**

Description of application – Temporary two storey, four classroom modular block with entrance lobby, toilets, stoves and associated external works including

ramp and steps.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Vanessa Allen in support of the application were received at the meeting.

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

12.2 CLOCK HOUSE

(15/02597/FULL!) - Stewart Fleming School, Witham Road, Penge, SE20 7YB

Description of application – Part demolition to rear and demolition of single storey front element and erection of two storey building to northern elevation with roof level amenity area, two storey front extension with enclosed roof level games area, landscaping and expansion from 2FE to 3FE

Oral representations in support of the application were received. Oral representations from Ward Members, Councillors Vanessa Allen and Sarah Phillips in support of the application were received at the meeting.

It was reported that further objections to the application had been received together with objections from Fleming Road Residents' Association. Five letters and a letter from the Head Teacher all in support of the application had also been received. It was also reported that Highways had no objection to the application and comments from Sport England were reported.

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 7,10,and 17 and a further condition and two Informatives to read:-

“7. (i) Prior to commencement of development a revised landscaping strategy that reflects the details hereby approved (save for alternative replacement tree species) together with additional tree planting on the southern boundary of the site and the inclusion of stag beetle loggeries shall be submitted to and approved in writing by the local planning authority.

(ii) The development shall be undertaken in full accordance with the approved landscaping strategy

and all landscaping shall be implemented in full with all planting, seeding or turfing carried out in the first planting and seeding seasons following the completion of the new buildings hereby approved. Any trees or plants which within a period of five years from the 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.

REASON: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies BE1 and NE7 of the UDP.

10. The development hereby approved shall be carried out in strict accordance with the materials as set out within the Design and Access Statement submitted and approved as part of this application. Namely Blue Engineering Bricks with Charcoal Coloured Mortar; London Stock Bricks; Reglit Profiled Glass Panels (Opaque, Clear and Coloured); Dark Grey Polyester Powder Coated Aluminium Fenestration (RAL 7022); Dark Grey Polyester Powder Coated Aluminium Curtain Walling (RAL 7022); Dark Grey Polyester Powder Coated Aluminium Parapet Trims (RAL 7022); Zinc Standing Seam Roof and Rainwater Goods; PPC Aluminium Louvres (RAL 7022) and Green Trespa Panels (Spring Green satin A37.2.3, Lime Green Satin A37.0.8 and Turf Green Satin A36.3.5)

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

17. The Multi Use Games Area (MUGA) and roof top amenity spaces hereby approved shall only be used in school term times and between the hours of 08:00 hours – 18:00 hours Monday to Friday inclusive.

Reason: In the interests of protecting neighbouring residential properties from

activities that could result in excessive noise and disturbance outside of

normal school hours and in accordance with Policy BE1 of the Unitary Development Plan (2006).

20. Before the development hereby permitted is first occupied, the proposed window(s) in the first floor North Western elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

INFORMATIVE: 1 In respect of Condition 7 the applicant is advised that Birch trees are not appropriate due to issues of allergies and alternative species should be incorporated into the detailed submission.

INFORMATIVE: 2 The applicant should take account of the Sport England Design Guidance is used in relation to the construction of the proposed sports facilities. This is available on at:

<https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

(Councillor Douglas Auld wished his vote for 'refusal' to be recorded.)

SECTION 2

(Applications meriting special consideration)

12.3 CHELSFIELD AND PRATTS BOTTOM

(15/00864/FULL1) - Cookham Farm, Skeet Hill Lane, Orpington, BR5 4HB

Description of application – Demolition of existing dwelling garage, barn and outbuildings and erection of detached two storey 4 bedroom dwelling with first floor terrace and solar panels on roof.

Oral representations in objection to and in support of the application were received at the meeting. An email from the Applicant's Agent had been received and circulated to members.

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

12.4 CHELSFIELD AND PRATTS BOTTOM CONSERVATION AREA

(15/01024/FULL2) - Lilly's Farm, Chelsfield Lane, Orpington, BR6 7RP

Description of application - Change of use and demolition of existing commercial buildings and erection of 3 x four-bedroom houses, garage for plot 3, associated access road and parking.

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 reasons set out in the report of the Chief Planner.

**12.5
COPERS COPE
CONSERVATION AREA**

**(15/01219/FULL1) - South Park Court, Park Road,
Beckenham, BR3 1PH**

Description of application – Construction of roof extension to create one 2 bedroom flat, lift plant enclosure, internal alteration to staircase, cycle store provision and parking space.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that further objections to the application had been received. A parking survey had been carried out and Highways Division had no objection. It was also reported that the Chief Planner's report referred to a Public Transport Access Level (PTAL) of 3 whereas the report should have stated a Public Transport Access Level (PTAL) of 4.

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.

**12.6
CHELSFIELD AND PRATTS
BOTTOM**

**(15/01516/FULL1) - Fairtrough Farm, Fairtrough
Road, Orpington, BR6 7NY**

Description of application – Conversion of existing barn and adjoining building to create 3 three bedroom dwellings including front and rear dormer extensions, elevational alterations and associated landscaping/car parking.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 8 June 2015.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, in order to seek a structural survey to assess the suitability of the existing buildings for conversion to residential use and a bat survey.

**12.7
HAYES AND CONEY HALL**

**(15/01717/FULL6) - 16 Cherry Walk, Hayes
Bromley, BR2 7LT**

Description of application - Decking at rear
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 REFUSED** as recommended, for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED to REMOVE THE UNAUTHORISED REAR DECKING.**

12.8
BICKLEY

(15/01953/FULL1) - 104 Nightingale Lane, Bromley, BR1 2SE
THE REPORT WAS MARKED 'TO FOLLOW' ON THE AGENDA BUT WAS NOT DESPACHED BY THE CHIEF PLANNER.

SECTION 3

(Applications recommended for permission, approval or consent)

12.9
BICKLEY

(15/01574/FULL2) - 15 Lewes Road, Bromley, Kent, BR1 2RN

Description of application – Conversion of single dwellinghouse to House in Multiple Occupation
RETROSPECTIVE APPLICATION.

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.

12.10
DARWIN

(15/01905/FULL6) - 7 Grice Avenue, Biggin Hill, TN16 3EW

Description of application – Single storey side/rear 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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

12.11
CHISLEHURST
CONSERVATION AREA

(15/01879/OUT) - 27 Heathfield, Chislehurst, BR7 6AF

Description of application – Demolition of existing dwelling and erection of a 2 storey 5 bedroom dwelling with accommodation in loft space. OUTLINE APPLICATION.

Oral representations 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 any future consideration, in order to seek a reduction in the overall scale, width, height and mass, together with a reduction in height to a conventional two storey design, and to increase the side space separation to a minimum 1.5 metres – 2.0 metres gap between any part of the proposed house and the flank boundaries.

The Meeting ended at 8.55 pm

Chairman