

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 8 October 2015

Present:

Councillor Katy Boughey (Chairman)

Councillors Kevin Brooks, Alan Collins, Nicky Dykes,
William Huntington-Thresher, Charles Joel, Alexa Michael and
Richard Scoates

Also Present:

Councillors Peter Dean and Tom Philpott

13 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Stephen Wells and Councillor Richard Scoates attended as his substitute. Councillor William Huntington-Thresher apologised for lateness.

14 DECLARATIONS OF INTEREST

Councillors Katy Boughey, Nicola Dykes and Alexa Michael declared a Personal Interest in Item 4.5 as they were members of the Bromley and Chislehurst Conservative Association which was the neighbouring property.

Councillor Charles Joel declared a Personal Interest in Item 4.13; he left the room for the duration of the item.

15 CONFIRMATION OF MINUTES OF MEETING HELD ON 13 AUGUST 2015

RESOLVED that the Minutes of the meeting held on 13 August 2015 be confirmed.

16 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

**16.1
KELSEY AND EDEN PARK**

**(15/00060/FULL1) - Langley Park Sports and Social
Club Hawksbrook Lane, Beckenham, BR3 3SR**

Description of application – Construction of two storey and single storey linked building for use as an indoor sports training centre (Use Class D2).

Oral representations from Ward Member, Councillor Peter Dean, and on behalf of his fellow Ward Members, in support of the application were received at the meeting. It was reported that TfL and Sport England had no objection to the application. Councillors Boughey and Dean commended the quality of the planning report.

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.

**16.2
WEST WICKHAM**

(15/00489/FULL3) - La Rioja, Wickham Road, West Wickham, BR4 0LZ

Description of application – Change of use from A3 restaurant to A3/A5 restaurant with takeaway, alterations and extension to existing building and provision of new drive-thru lane, new car park, managed private woodland managed for nature conservation purposes and associated tree planting and landscaping.

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

It was reported that further objections to the application had been received.

A statement in support of the application from Councillors Nicholas Bennett JP and Hannah Gray was read. It was also reported that Highways Division had no objection to the application.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, for the Council's Highways Department to carry out a survey on traffic impact.

**16.3
CHISLEHURST
CONSERVATION AREA**

(15/00998/FULL6) - 13 The Glebe, Chislehurst, BR7 5PX

Description of application – Part one/two storey side/rear extension, glass balustrade to rear balcony, conversion of garage to habitable accommodation and elevational alterations.

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 and informative set out in the report of the Chief Planner with an amendment to Condition 5 and two further conditions to read:-

“5. Before the development hereby permitted is first occupied the proposed window(s) in the first floor flank elevation shall be obscure glazed to a minimum of Pilkington 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 the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

REASON: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan.

7. The flat roof area over the rear ground floor element of the part one/two storey side/rear extension shall not be used as a balcony or sitting out area and there shall be no access to the roof area.

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

8: The existing privacy screen between the first floor rear balconies at Nos.12 and 13 The Glebe shall be permanently retained.

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

**16.4
PENGE AND CATOR**

(15/02635/FULL1) - Kent House Tavern, Thesiger Road, Penge, London, SE20 7NQ

Description of application - Alterations internally and externally to create 6 No. one bed flats on the first and second floor.

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.

**16.5
CHISLEHURST**

**(15/02784/FULL1) - 1-3 White Horse Hill,
Chislehurst, BR7 6DG**

Description of application – Erection of pair of two storey 3-bedroom semi-detached houses and one detached 3-bedroom house.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received and comments from Environmental Health were reported. Members having considered the report, objections and representations indicated they were **MINDED TO PERMIT** the application and **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to ensure that the application met Environmental Health requirements, to include the increase in floor area and, if appropriate, the application be considered under the Chief Planner's delegated authority.

**16.6
CHISLEHURST
CONSERVATION AREA**

**(15/02867/OUT) - Norlands Gate, Norlands
Crescent, Chislehurst, BR7 5QY**

Description of application – Proposed replacement dwelling to that permitted within application 92/00944 - outline permission for appearance, landscaping and layout.

Comments from a local resident in objection to the application were reported together with comments from Highways Division.

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 with three further conditions and an Informative to read:-

“13. 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.

14. 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.

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.

INFORMATIVE: The developer should liaise with the owners of the road to agree monitoring of the condition of the road and any possible remedial work.”

**16.7
PENGE AND CATOR**

(15/03184/FULL1) - 30 St.John's Road, Penge, SE20 7ED

Description of application - Conversion of existing dwelling to provide 1 no. 2 bed flat and 1 no. 3 bed flat, together with the construction of a ground floor extension and the provision of associated cycle and refuse storage.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**16.8
PENGE AND CATOR**

(15/03213/ADV) - 97 Croydon Road, Penge, SE20 7SX

Description of application – 5 x non-illuminated fascia signs.

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

**16.9
WEST WICKHAM**

(15/03281/FULL6) - 19 Stambourne Way, West Wickham, BR4 9NE

Description of application – Part two storey, part single storey rear extension. Alterations and extension to front porch with front roof lights.

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 PERMISSION BE REFUSED** as recommended, for the following reason:-

1. The proposed two storey rear extension, by reason of its height, bulk and depth, would be seriously detrimental to the amenities of the adjoining occupiers by reason of loss of light, privacy and outlook, thereby contrary to Policy BE1 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**16.10
CLOCK HOUSE**

(15/02785/FULL6) - 6 Yew Tree Road, Beckenham BR3 4HT

Description of application – Single storey rear extension.

Oral representations 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 set out in the report of the Chief Planner with an amendment to Condition 4 to read:-

“4. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed extension hereby permitted shall be as set out within the application and shall not be used as a balcony, roof garden or similar outdoor amenity area, and the balustrading to the rear first floor window shall be permanently fixed shut.

REASON: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Saved Policy BE1 Design of New Development in the adopted Unitary Development Plan (2006).”

(The Chairman used her casting vote.)

16.11
FARNBOROUGH AND
CROFTON

**(15/02996/FULL6) - 125 Tubbenden Lane,
Orpington, BR6 9PP**

Description of application – First floor side extension, single storey front porch and elevational alterations to incorporate conversion of garage to habitable accommodation.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

16.12
SHORTLANDS

**(15/03193/FULL6) - 79 South Hill Road Shortlands
Bromley BR2 0RW**

Description of application – Two storey side extension and First floor 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 any future consideration, to check whether a 1 metre side space would be provided for the full height and depth of the side wall of the extension and, if appropriate, the application should be considered under the Chief Planner's delegated authority.

16.13
FARNBOROUGH AND
CROFTON

**(15/03283/FULL6) - 62 Place Farm Avenue,
Orpington, BR6 8DQ**

Description of application – Single storey front entrance porch extension and conversion of garage to store and garden room.

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.

16.14
KELSEY AND EDEN PARK

**(15/03529/FULL6) - 15 Balmoral Avenue,
Beckenham, BR3 3RD**

Description of application – Two storey side extension and roof alterations incorporating hip to gable extension, rear dormer and front rooflights.

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 an Informative to read:-
INFORMATIVE: You are advised to contact the following address regarding alignment of, connection to or diversion of a public sewer, or adoption of a

Plans Sub-Committee No. 3
8 October 2015

sewer -
Thames Water
1 Kew Bridge
Brentford, Middlesex
TW8 0EF
0845 850 2777
Email: developer.services@thameswater.co.uk

The Meeting ended at 9.03 pm

Chairman