

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 22 October 2015

Present:

Councillor Richard Scoates (Chairman)

Councillors Vanessa Allen, Lydia Buttinger, Simon Fawthrop, Samaris Huntington-Thresher, Melanie Stevens and Michael Turner

Also Present:

Councillors Graham Arthur, Julian Benington, Stephen Wells and Angela Wilkins

11 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Peter Dean and Russell Mellor.

12 DECLARATIONS OF INTEREST

Councillor Michael Turner declared a personal interest in Item 4.5. Councillor Turner remained in the room but did not take part in the discussion or vote.

On 21 October 2015, Members of the Urgency Committee granted an unconditional dispensation for Councillor Katy Boughey to be permitted to attend the meeting either to address Members or listen to the debate on a planning application relating to her residential property (Item 4.11 – 46 Camden Park Road, Chislehurst). The dispensation applied to any subsequent meetings on the same application until the end of the current Council.

13 CONFIRMATION OF MINUTES OF MEETING HELD ON 27 AUGUST 2015

RESOLVED that the Minutes of the Meeting held on 27 August 2015 be confirmed and signed as a correct record.

14 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

14.1 MOTTINGHAM AND CHISLEHURST NORTH

**(15/02210/FULL1) - Mottingham Primary School,
Ravensworth Road, Mottingham, SE9 4LW**

Description of application – Refurbishment of existing buildings, including re-roofing and elevational alterations, in order to accommodate 2 bulge classes

and provide additional teaching space and kitchen/dining facilities with landscaping, external canopy, steps, ramps and sheds.
RESTROSPECTIVE APPLICATION.

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.

**14.2
CRYSTAL PALACE
CONSERVATION AREA**

**(15/03106/FULL1) - Crystal Palace Park Cafe,
Crystal Palace Park, Thicket Road, Penge, London**

Description of application – Demolition of existing single storey café and terrace and erection of two storey building comprising café on ground floor and café/event space on first floor; external ground and first floor terraces and construction of connecting bridge from first floor terrace to lakeside path.

Oral representations in objection to the application were received.

Oral representations from Ward Member Councillor Angela Wilkins 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 seek alterations in respect of design and materials and to consider the proposed level of WC provision.

**14.3
CRAY VALLEY WEST**

**(15/03538/FULL1) - Poverest Primary School,
Tillingbourne Green, Orpington, BR5 2JD**

Description of application – UPVC doors to northern, southern and eastern elevations.

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.

SECTION 2

(Applications meriting special consideration)

**14.4
PENGE AND CATOR**

**(15/01951/FULL3) - 167-169 High Street, Penge,
London, SE20 7DS**

Description of application – Change of use of ground, first and second floors from Class A1 retail shop with

ancillary office and commercial use on the second floor to mixed A3/A4 use as a café/restaurant/bar with function room and external alterations at the rear.

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.

**14.5
PLAISTOW AND
SUNDRIDGE**

**(15/02660/FULL6) - 99 Portland Road, Bromley,
BR1 5AY**

Description of application – single storey front/side and rear extension, patio and alteration to driveway and steps (amendment to p/p ref: 12/00863) to alter the design of side and rear extension.

Referring to condition 3 on page 51 of the report, the Chief Planner confirmed that plans for the application had been approved.

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 Condition 1 amended to read:-

‘1 The height of the built rear extension (closest to the boundary with No. 97) shall be reduced from 3.6m and 2.9m (as built) to 3.6m and 2.6m (including the removal of the parapet wall adjoining No. 97) and the depth reduced from 3.9m (as built) to 3.0m (closest to the boundary with No. 97), in accordance with Drawing No. SDC/POR/05PL and the works completed within 4 months of the date of the Decision Notice.

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.’

A further condition was added as follows:-

4 In respect of the entire development hereby approved, details of the finished roof level of the extension hereby permitted shall be submitted to and approved in writing by the Local Planning Authority for each element of the proposal before work commences on either element 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 appearance of the building and the visual amenities of the area.

**14.6
BIGGIN HILL**

(15/03077/OUT) - Westerham Riding School, Grays Road, Westerham, TN16 2HX

Description of application – demolition of existing stabling and commercial buildings and erection of 6 detached dwellings with access drive and landscaping. OUTLINE 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.

**14.7
DARWIN**

(15/03133/RECON) - Yonder Farm, Orange Court Lane, Downe, Orpington, BR6 7JD

Description of application – Removal of conditions 3 and 4 of planning permission reference 02/01905 (for use of building and land for stables and construction of sand school and use of land for keeping of horses) to enable use of buildings and sand school for commercial use.

It was reported that further comments from the application's agent in support of the application had been received.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended for the reason set out in the report of the Chief Planner with enforcement action to be continued.

**14.8
BIGGIN HILL**

(15/03298/FULL1) - 228 Main Road, Biggin Hill, TN16 3BD

Description of application – Conversion of ground floor commercial premises to enable an additional 2 bedroom flat to be provided in association with implemented residential planning permission ref 14/01474 currently under construction.

Oral representations in support of the application were received.

Oral representations from Ward Member Councillor Julian Benington in support of the application were received at the meeting.

It was reported that further letters in support of the application had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** subject to the following conditions:-

1 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.

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 development 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.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

3 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 a 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.

4 The amenity space to the rear of the property shall be made available for use by all of the flats within the development hereby permitted.

Reason: To provide a satisfactory living environment and to comply with Policy BE1 of the Unitary Development Plan and the London Plan (2015).

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 buildings, structures, alterations, walls or fences of any kind 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: To prevent an overdevelopment of the site and enable the Council to consider future development at that location, in accordance with Policy BE1 of the Unitary Development Plan.

6 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

Reason: Compliance with submitted plan.

SECTION 3

(Applications recommended for permission, approval or consent)

14.9 BROMLEY TOWN

(15/02452/FULL1) - Bromley Court Hotel, Coniston Road, Bromley BR1 4JD

Description of application – Hybrid planning application comprising full planning application for demolition of the existing plant rooms and refurbishment of the existing hotel including part one/three/four/five storey extensions and elevational alterations to provide function room, meeting rooms, beauty salon, kitchens, additional bedrooms, energy centre, staff accommodation and offices together with Outline Planning Application for the erection of a new leisure centre (including gym, activity room and swimming pool) (OUTLINE APPLICATION FOR APPROVAL OF LAYOUT AND SCALE) as well as alterations to the existing access and increased parking provision (total 92 spaces).

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

Comments from Ward Councillor Michael Rutherford were reported.

Further objections to the application had been received.

Comments from the Tree Officer and Bromley Fire Station had been received; no objections were raised. The Environment Agency had no objection to the application subject to conditions as outlined below.

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 to include amendments, deletions and additions as follows:-

Condition 4 amended to read: 'In respect of the full planning permission hereby approved, a scheme for landscaping, which shall include details of all proposed hard surfacing, means of enclosure (including details of all openings and gates and their management), lighting columns, bollards and any other street furniture and of planting (to include a schedule of the sizes and species of plants) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details. 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 within the next planting season with others of similar size and species to those originally planted. Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.'

Condition 6 amended to read:-

'6 In respect of the entire development hereby approved (Outline and Full), details of the proposed slab levels and finished roof levels of the buildings and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority for each element of the proposal before work commences on either element 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.'

Conditions 9, 10 and 11 deleted and replaced with the following two conditions:-

'9 No development or demolition shall commence until an Arboricultural method statement and tree protection plan describing in detail construction methods relating to foundations and hardstanding is submitted to and approved in writing by the Local

Planning Authority. The details shall include an appropriately scaled survey plan showing the positions of trees affected by the proposed development, construction details including cross-sectional drawings describing the depth and width of footings where they fall within the root protection areas and means whereby the tree roots are to be protected in accordance with British Standard BS: 5837:2012.

Reason: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

10 Protective fencing and ground protection shall remain in place during the entire course of the demolition and construction phase and shall not be removed unless with the prior written consent of the Local Planning Authority.

Reason: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.'

The following Environment Agency conditions were added:-

'35 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority), shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: To prevent contamination that could present an unacceptable risk to controlled waters and to accord with Policy 5.15 of the London Plan.

36 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been

demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent contamination that could present an unacceptable risk to controlled waters and to accord with Policy 5.15 of the London Plan.

37 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent contamination that could present an unacceptable risk to controlled waters and to accord with Policy 5.15 of the London Plan.'

**14.10
COPERS COPE
CONSERVATION AREA**

**(15/03099/FULL1) Unit 1 Limes Road, Beckenham
BR3 6NS**

Description of application – The installation of 3 rooflights together with increasing the opening of the ground floor entrance door and the installation of half glazed timber doors and fan light.

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.

**14.11
CHISLEHURST
CONSERVATION AREA**

**(15/03351/FULL1) - 46 Camden Park Road,
Chislehurst, BR7 5HF**

Description of application – Demolition of existing dwelling and erection of two storey 5 bedroom dwellinghouse with basement and accommodation in roof space, integral double garage and associated landscaping.

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.

14.12
BICKLEY

**(15/03378/FULL6) - 8 Wanstead Road, Bromley,
BR1 3BL**

Description of application – Replacement garage to side.

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.

14.13
COPERS COPE

**(15/03470/FULL1) - 56 Copers Cope Road,
Beckenham, BR3 1RJ**

Description of application – demolition of existing dwelling and replacement three storey building plus basement comprising 5 one bedroom and 4 two bedroom apartments, undercroft and external car parking, bicycle parking and refuse/recycling store.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Stephen Wells in objection to the application were received at the meeting.

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

Members were advised to consider the application on its own merits.

Councillor Fawthrop raised concerns that the proposed parking provision would not be sustainable. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposal, by reason of its excessive size, footprint and massing, would constitute a cramped overdevelopment of the site, harmful to local character and spatial standards and the appearance of the streetscene in general, contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.

SECTION 4

(Applications recommended for refusal or disapproval of details)

14.14 CHELSFIELD AND PRATTS BOTTOM

(15/01932/PLUD) - Knockholt Farm, New Years Lane, Knockholt, Sevenoaks TN14 7PQ

Description of application – Change of use and operational development to create Class C3 dwellinghouse of 223.3sqm floorspace with residential curtilage of 223.3sqm in accordance with details submitted under ref. 14/04750/FLXAG.
CERTIFICATE OF LAWFULNESS FOR A PROPOSED CHANGE OF USE AND DEVELOPMENT.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

14.15 HAYES AND CONEY HALL

(15/03083/FULL1) - 56 Harvest Bank Road, West Wickham, BR4 9DJ

Description of application – erection of 3 storey three bedroom dwellinghouse on land adjacent to no. 56 Harvest Bank Road with associated parking and terraces.

Oral representations from Ward Member Councillor Graham Arthur in objection to the application were received at the meeting.

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

The words 'No. 52' in the fourth line of the second paragraph on page 170 of the report were amended to read 'No. 54'.

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.

16 TREE PRESERVATION ORDERS

16.1 COPERS COPE

(DRR15/096) - Confirmation of Tree Preservation Order No. 2611 - 1 Braeside, Beckenham BR3 1ST

Oral representations in objection to and in support of confirmation of the TPO were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that Tree**

Preservation Order 2611 relating to one oak tree located in the rear garden BE CONFIRMED WITHOUT MODIFICATION as recommended in the report of the Chief Planner.

The meeting ended at 8.20 pm

Chairman