

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 7 January 2016

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Douglas Auld, Nicholas Bennett J.P., Katy Boughey,
Alan Collins, Ian Dunn, Nicky Dykes and Robert Evans

Also Present:

Councillor Kate Lymer

18 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Angela Page; Councillor Nicholas Bennett JP attended as substitute.

An apology for absence was also received from Councillor Terence Nathan.

19 DECLARATIONS OF INTEREST

Councillors Alexa Michael and Nicholas Bennett JP declared a personal interest in Item 4.3 as they were acquainted with Mr Weiss (speaker in objection), through the Bromley Town Twinning Association. Councillors Michael and Bennett JP remained in the room and took part in the discussion and vote.

20 CONFIRMATION OF MINUTES OF MEETING HELD ON 5 NOVEMBER 2015

RESOLVED that the Minutes of the meeting held on 5 November 2015 be confirmed and signed as a correct record.

21 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

21.1 BICKLEY

**(15/04295/FULL1) - Holly Rigg, Woodlands Road,
Bickley, Bromley BR1 2AP**

Description of application – Proposed demolition of existing 2 dwellings and the development of 4 dwellings.

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

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

Comments from the Tree Officer and Network Rail were reported.

It was noted that a Construction Management Plan had been submitted and in this regard, if Members were minded to grant the application, condition 7 on page 17 of the report would require amendment. 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 condition 7 amended to read:-
'7 The Construction Management Plan (dated 21 December 2015) shall be implemented in accordance with the agreed timescale and details.
Reason: In order to comply with Policy T5, T6, T7, T15, T16 and T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.'

21.2 SHORTLANDS

(15/04542/FULL6) - 67 Bushey Way, Beckenham BR3 6TH

Description of application – two storey side extension and loft extension to provide additional habitable accommodation.

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

Errata - Contrary to the statement on page 25 of the report, no objections to the application had been received.

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 with the addition of a further condition to read:-
4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C or E of Part 1 of Schedule 2 of the 2015 Order (as amended), 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: In the interest of the visual amenities of the area and to prevent an overdevelopment of the site, in accordance with Policies BE1, H8 and H10 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

**21.3
COPERS COPE**

**(15/03847/FULL1) - 1 Canterbury Close,
Beckenham BR3 5EP**

Description of application – Two storey side and single storey rear extensions.

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 the application BE DEFFERRED** without prejudice to any future consideration to remove the second additional opening door to the frontage.

**21.4
CHISLEHURST
CONSERVATION AREA**

**(15/04543/FULL6) - 2 Camden Park Road,
Chislehurst BR7 5HG**

Description of application – Part one/two storey extension and roof alterations to front.

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.

**21.5
HAYES AND CONEY HALL**

**(15/04760/FULL6) - 5 Hilldown Road, Hayes,
BR2 7HX**

Description of application – Part ground/part first floor side extension, single storey rear extension, front porch and elevational alterations.

Oral representations in support of 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.

22 CONTRAVENTIONS AND OTHER ISSUES

22.1 CHISLEHURST

Builders Yard Rear of 1-14 Albany Road, Chislehurst BR7 6BG

Reason for report – Members to consider a request to add a decontamination condition to the previously agreed planning permission.

Planning Officer comments regarding the further addition of a boundary enclosure condition were received at the meeting.

Members having considered the report, **RESOLVED** that the previous planning permission **BE AGREED with the addition of a decontamination condition to read:-**

8 No part of the development hereby permitted 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.

- a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.
- b) The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works and no remediation works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.
- d) The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance

with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

e) Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

f) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority.

Reason: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

It was **FURTHER RESOLVED** that the following boundary enclosure condition be added:-

'Before any part of the development hereby permitted is first occupied, boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

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

The meeting ended at 7.41 pm

Chairman