

PLANS SUB-COMMITTEE NO. 3

Minutes of the meeting held at 7.00 pm on 4 February 2016

Present:

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

Also Present:

Councillors Graham Arthur, Nicholas Bennett J.P., Mary Cooke, Peter Fortune, Russell Mellor, Tom Philpott, Neil Reddin FCCA and Michael Turner

21 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Nicky Dykes.

22 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

23 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 DECEMBER 2015

RESOLVED that the Minutes of the meeting held on 3 December 2015 be confirmed.

24 INFORMATION AND COMMUNICATION SYSTEM AT THE CIVIC CENTRE

The Director of Corporate Services' Legal Representative informed Members and the public that on the day of the meeting a loss of power had affected the Civic Centre's information and communication systems. The Chairman had been consulted and agreed to proceed with the meeting. On restoration of the systems any late representations (and outside of the statutory consultation period) received that materially affected an application would be taken into consideration before a decision on that application was issued.

25 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

25.1 CHISLEHURST

(15/04108/FULL6) - 22 Selby Close, Chislehurst, BR7 5RU

Description of application – Planning permission is sought for a two storey side and rear extension to the detached property. The proposed extension would project 2.5m to the side of the property (when scaled from the submitted drawings) and would retain a 1m side space to the boundary with No.20 Selby Close. The proposed extension would run alongside the property and wrap around the rear at two storey level projecting approximately 5.2m to the rear. First floor flank windows are proposed in the northwestern elevation which are indicated to be obscure glazed.

Oral representations in support of the application were received at the meeting. It was reported that a statement had been received and circulated to members.

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.

25.2 WEST WICKHAM

(15/04594/FULL3) - La Rioja, High Street 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 for nature conservation purposes and associated tree planting and landscaping (duplicate application of 15/00489).

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Tom Philpott in objection to the application and Ward Member, Nicholas Bennett JP, in support of the application were received at the meeting. It was reported that further objections to the application had been received together with late representations from West Wickham Residents' Association. It was also reported that TfL had no objection to the application.

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.

**25.3
SHORTLANDS
CONSERVATION AREA**

(15/04608/FULL1) - 28 Wickham Way, Beckenham, BR3 3AF

Description of application – Demolition of existing dwelling and erection of a 5 bed detached house with detached garage.

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 and a petition had been received and circulated to Members. Comments from Ward Member, Mary Cooke, in objection to the application were reported. 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 additional conditions added at the committee to read:-

“7. Before the development hereby permitted is first occupied, the proposed window(s) in the first floor north & south flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be subsequently be permanently retained as such.

REASON: In order to comply with Policy BE1 & H8 of the Unitary Development Plan and in the interests of the adjacent properties.

8. 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 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: In order to prevent an overdevelopment of the site, in the interest of the visual and residential amenities of the area, and in accordance with Policies BE1 and H7 of the Unitary Development Plan.”

SUBSEQUENT TO THE MEETING IT WAS DECIDED NOT TO ISSUE THE DECISION IN ORDER TO ALLOW ADDITIONAL MATERIAL TO

BE TAKEN INTO ACCOUNT THAT WAS NOT AVAILABLE TO THE COMMITTEE DUE TO AN UNUSUAL TECHNICAL ISSUE AT THE LOCAL AUTHORITY REFERRED TO EARLIER IN THE MINUTES. THE APPLICATION WOULD BE RECONSIDERED AT PLANS SUB-COMMITTEE 1 ON 3 MARCH 2016.

**25.4
BROMLEY TOWN**

(15/04641/FULL4) - 165 Masons Hill, Bromley, BR2 9HW

Description of application - Section 106 BA application to remove the requirement for affordable housing in the S106 agreement in respect of 14/04199/FULL1.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a second opinion on independent financial assessment and also clarification on whether it would be reasonable to reduce the time limit for the obligation to twelve months.

**25.5
HAYES AND CONEY HALL**

(15/04697/FULL6) - 12 Dukes Way West Wickham BR4 9AU

Description of application – The site is a two storey semi-detached dwelling located to the end of the cul-de sac and to the north side of Dukes Way. This application proposes a two storey side extension which due to the configuration of the site boundary proposes an angled flank wall to the eastern elevation.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Neil Reddin, 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 a further condition to read:-

“ 6. 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 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: In order to prevent an overdevelopment of

the site, in the interest of the visual and residential amenities of the area, and in accordance with Policies BE1 and H7 of the Unitary Development Plan.”

**25.6
PLAISTOW AND
SUNDRIDGE**

(15/04872/FULL1) - Workshop Rear of 38 Palace Road, Bromley BR1 3JT

Description of application – Demolition of existing garages/workshops and construction of a single storey 2 bedroom dwelling with associated car 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 GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with a further condition and an Informative to read:-

“17. 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 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: In order to prevent an overdevelopment of the site, in the interest of the visual and residential amenities of the area, and in accordance with Policies BE1 and H7 of the Unitary Development Plan.

INFORMATIVE: The existing vehicular crossover shall not be damaged during the construction phase of the development and reinstated to a standard at least commensurate with its original condition in the event of any damage. Should you require any advice contact the Highways Planning Section.”

**25.7
PLAISTOW AND
SUNDRIDGE**

(15/05324/FULL1) - 87 Oak Tree Gardens, Bromley BR1 5BE

Description of application - Demolition of 89 and 91 Oak Tree Gardens and erection of 7 two storey four bedroom dwellings with accommodation in roof space on land to the rear comprising of 3 terraced dwellings and 2 pairs of semi-detached dwellings, single garage for No. 87, associated access, parking, landscaping, cycle and refuse storage.

Oral representations in objection to and in support of the application were received. Oral representations

from Ward Member, Councillor Michael Turner, in objection to the application were received at the meeting. It was reported that further objections to the application had been received and that the Tree Officer had no objection to the application.

In Councillor Turner's opinion the proposed design was an overdevelopment, out of character with the area with insufficient parking provision. He referred to the National Planning Policy Framework's Backland Development Policy that resisted backland development in residential gardens and reported that the Residents' Association objected to the application. Concerns were raised that some residents were unable to arrange flood insurance as the area was prone to flooding due to the Quaggy River Culvert nearby and sewerage had be known to back up.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1. The proposal by reason of its layout, bulk and siting in relation to neighbouring residential dwellings constitutes an unsatisfactory and cramped form of development, seriously detrimental to the residential amenities which the occupiers of neighbouring properties might reasonable expect to continue to enjoy, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan, Policies 3.5 and 7.4 of the London Plan and the National Planning Policy Framework.
2. The proposal, by reason of its bulk, layout and siting, would constitute an unsatisfactory form of development, out of character with the pattern of development, quality and distinctiveness of the surrounding area, thereby detrimental to the visual amenities of the area and contrary to Policies BE1 and H7 of the Unitary Development Plan, Policies 3.5 and 7.4 of the London Plan and the National Planning Policy Framework.

**25.8
HAYES AND CONEY HALL**

(15/05538/TELCOM) - Land at Junction with Birch Tree Avenue, Queensway, West Wickham, BR4 9DT

Description of application – Installation of 10m telecommunications replica telegraph pole and associated works (Consultation by CTIL and the Telefonics UK Ltd and Vodafone Ltd, regarding the need for prior approval of siting and appearance).

Oral representations in objection to and in support of the application were received. 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 and that Environmental Health had no objection to the application. Members were generally of the opinion that the proposed site was inappropriate, at a dangerous junction, and other less contentious sites should be considered.

Members having considered the report, objections and representations, **RESOLVED that PRIOR APPROVAL BE REQUIRED AND REFUSED** for the following reason:-

1. Due to their height, design and siting within this prominent open area, the proposed mast and cabinets would appear obtrusive and prominent within the street scene, and would be detrimental to the visual and residential amenities of the surrounding area, thereby contrary to Policy BE22 of the Unitary Development Plan and the National Planning Policy Framework.

SECTION 3

(Applications recommended for permission, approval or consent)

25.9 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 and in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 19 January 2016 and 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 set out in the report of the Chief Planner with a further condition to read:-

“9. The additional accommodation shall be used only by members of the household occupying the dwelling at No.1 Canterbury Close, Beckenham and shall not be severed to form a separate self-contained unit.

REASON: To ensure that the unit is not used separately and associated with the main dwelling and so as to prevent an unsatisfactory sub-division into

two dwellings.”

**25.10
CLOCK HOUSE**

**(15/04988/FULL6) - 28 St James's Avenue,
Beckenham BR3 4HG**

Description of application – Single storey and first floor side extensions, conversion of garage to habitable accommodation 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 with a further condition to read:-

“6. No development shall take place until a scheme details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details.

REASON: In order to monitor any localised flooding in accordance the London Plan Policy 5.13.”

**25.11
BROMLEY COMMON AND
KESTON**

**(15/05113/FULL1) - The Lodge, Cowper Road,
Bromley BR2 9RT**

Description of application – Demolition of existing detached dwelling and erection of 3 x two storey, 3 bedroom terraced dwellings and 1 x two storey, 3 bedroom detached dwelling, with associated car parking and landscaping.

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

Councillor Alexa Michael’s referred to the two previous applications that had been refused and dismissed at appeal and pointed out that on neither occasion had the Planning Inspector intimated that the site was re-developable. She had concerns that if the application were to be permitted it would affect a piece of open land in a heavily built up area where open green space was a premium and it would necessitate the removal of some trees to the rear of the site.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1. The proposal constitutes a cramped form of development by reason of the number of dwellings

proposed, resulting in an over intensive use of the site and retrograde lowering of established spatial standards and the loss of garden land and general openness of the site which contributed to the character of the area, contrary to Policies H7 and BE1 of the Unitary Development Plan, Policies 3.4 and 3.5 of the London Plan and National Planning Policy Framework.

**25.12
WEST WICKHAM**

(15/05149/FULL6- 21 Boleyn Gardens, West Wickham BR4 9NG

Description of application – Single storey front, side and rear extensions (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.

Councillor Charles Joel informed Members that work had commenced to construct a raised terrace at the rear of the site and requested that an Enforcement Officer make a visit.

**25.13
WEST WICKHAM**

(15/05205/FULL6) - 25 Braemar Gardens, West Wickham, BR4 0JN

Description of application – Roof alterations to incorporate rear dormer and front rooflights, first floor side extension, single storey front/side and single storey rear extensions.

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.

**25.14
BROMLEY COMMON AND
KESTON**

(15/05310/FULL6) - 51 Oakley Drive, Bromley, BR2 8PS

Description of application – Part one/two storey rear extension incorporating rear dormer.

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.

**25.15
HAYES AND CONEY HALL**

(15/05376/FULL6) - 47 Courtlands Avenue, Hayes, Bromley. BR2 7HY

Description of application – Two storey rear/side 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.

**25.16
PLAISTOW AND
SUNDRIDGE**

(15/05553/TELCOM) - Land at junction of London Road and London Lane, Bromley.

Description of application – 10m replica telegraph pole telecommunications monopole with associated equipment cabinet (CONSULTATION BY VODAFONE LTD AND TELEFONICA UK LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE).

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

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

**25.17
MOTTINGHAM AND
CHISLEHURST NORTH**

(15/05647/TELCOM) - Land Opposite 1 Grove Park Road, Mottingham SE9 4NP

Description of application – Installation of 12.5m high telecommunications mast and associated cabinet at ground level. Consultation by Cornerstone Telecommunications Infrastructure Ltd (CTIL) regarding the need for prior approval of siting and appearance.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**25.18
FARNBOROUGH AND
CROFTON**

(15/05665/TELCOM) - Land Opposite 161 to 171 Crofton Road, Orpington BR6 8JB

Description of application - Installation of 10m high telecommunications mast and two associated cabinets at ground level. Consultation by Cornerstone Telecommunications Infrastructure Ltd (CTIL) regarding the need for prior approval of siting and appearance.

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 that Environmental Health had no objection to the application. Councillor Charles Joel, said that spoke on behalf of residents and Resident Associations in his Ward and was opposed to steel mast structures that cluttered streets and preferred the use of open land and camouflaged masts.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1. Due to their height, design and prominent siting, the proposed mast and cabinets would appear visually intrusive within the street scene and would be detrimental to the visual and residential amenities of the surrounding area, thereby contrary to Policy BE22 of the Unitary Development Plan and the National Planning Policy Framework.

SECTION 4

(Applications recommended for refusal or disapproval of details)

25.19 CRAY VALLEY EAST CONSERVATION AREA

(15/03965/FULL1) - 10 Chelsfield Road, Orpington BR5 4DN

Description of application – Part one/two storey side/rear extension and conversion into 4 two bedroom flats, and erection of detached two storey building at rear comprising 4 two bedroom maisonettes with ancillary parking, access road, and bin and cycle stores.

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

26 CONTRAVENTIONS AND OTHER ISSUES

26.1 COPERS COPE

(DRR16/012) - Untidy Site - land adj 39 Southend Road, Beckenham, BR2 1SP.

Oral representations from Ward Member, Councillor Russell Mellor, in support of the Chief Planner's recommendation were received at the meeting.

Members having considered the report and

representations, **RESOLVED that DIRECT ACTION be AUTHORISED** for a contractor to be employed to carry out work to the boundary fencing and to remove from the land any miscellaneous rubbish if considered necessary and all resulting debris and a charge to be placed on the land to recover all necessary cost from the current owners of the land.

Councillor Stephen Wells requested that if hazardous waste was found on the site, i.e. asbestos, then the matter should be referred back to Members.

The Meeting ended at 10.15 pm

Chairman