

## **PLANS SUB-COMMITTEE NO. 4**

Minutes of the meeting held at 7.00 pm on 14 April 2016

### **Present:**

Councillor Richard Scoates (Chairman)  
Councillor Peter Dean (Vice-Chairman)  
Councillors Vanessa Allen, Lydia Buttinger, Simon Fawthrop,  
Samaris Huntington-Thresher, Russell Mellor, Melanie Stevens  
and Michael Turner

### **Also Present:**

Councillor Stephen Wells

## **26 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

There were no apologies for absence.

## **27 DECLARATIONS OF INTEREST**

Councillor Allen declared an interest in Item 4.6, as she resided in the same street as the applicant.

## **28 CONFIRMATION OF MINUTES OF MEETING HELD ON 18 FEBRUARY 2016**

Minute 25.12 – 43 Towncourt Crescent, Petts Wood: In relation to Councillor Fawthrop's comments, the Description for the Petts Wood Area of Special Residential Character was added as Annex 2 to the Minutes.

**RESOLVED that the Minutes of the meeting held on 18 February 2016 be confirmed and signed as a correct record.**

## **29 PLANNING APPLICATIONS**

### **29.1 CHISLEHURST CONSERVATION AREA**

**(15/03907/FULL6) - 53 Yester Road, Chislehurst  
BR7 5HN**

Description of application – Revisions to planning permission reference 14/02298 for relocation of vehicular access and front boundary wall, piers, railings and sliding gate and retrospective raising of land levels along the south western boundary including the raising of the boundary fence.

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 condition 4 amended to read:-

'4 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter. Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway and also onto the neighbouring property at 49 Yester Road from the raised side path shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

Reason: In order to comply with Policy T3 and BE1 of the Unitary Development Plan and to avoid development without adequate drainage and in the interest of neighbouring amenity.'

The following informative was also added:-

1 The applicant is advised to seek Building Control regulation approval to ensure building work complies with regulations. Please contact the Building Control team on 020 8313 4313 or by e-mail to:

[buildingcontrol@bromley.gov.uk](mailto:buildingcontrol@bromley.gov.uk) to discuss what you need to do in order to gain regulation approval.

**29.2  
DARWIN**

**(15/05051/FULL6) - High Elms Cottage, High Elms Road, Downe, Orpington BR6 7JL**

Description of application – replacement garage and outbuilding.

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.

**29.3  
BROMLEY COMMON AND  
KESTON**

**(15/05392/FULL1) - Trinity Church Of England  
Primary School, Princes Plain, Bromley BR2 8LD**

Description of application – Extensions and alterations to Trinity Church of England Primary School (to accommodate 2 additional forms of entry) and construction of all-weather pitch and MUGA, vehicular access from Church Lane, access road, additional car and cycle parking and associated works. Extensions to Bishop Justus Church of England School (to accommodate 2 additional forms of entry), additional car and cycle parking and associated works.

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

It was reported that permission for the application was no longer subject to any Direction by the Secretary of State as the objection raised by Sport England had been withdrawn.

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 conditions 13 and 17 amended to read:-

'13 Notwithstanding the plans hereby approved, full construction details and surfacing materials of the access road, footpaths and associated works on Trinity School shall be submitted to and approved by the Local Planning Authority prior to the commencement of each phase of these works. Such details shall include permeable materials throughout, measures to minimise surface water flooding and details and method statements to ensure full protection of the root protection zones of the adjacent trees

Reason: In order to comply with Policy BE1 of the Bromley Unitary Development Plan and in the interest of the appearance and the visual amenities of the area and to ensure satisfactory means of surface water drainage and to accord with Policy 5.14 of the London Plan.

17 the parking spaces and turning space hereby permitted, shall be completed in accordance with the approved details and timings shown on the phasing

plans relevant to each school site 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 indicate or in such a position as to preclude vehicular access to the said land.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.'

A further two conditions were added as follows:-

31 Use of the development shall not commence until a community use agreement for the MUGA to the south of Bishop Justus Church of England School prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority and a copy of the completed approved agreement has been provided to the Local Authority. The agreement shall apply to the existing MUGA to the south of Bishop Justus School and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review (and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facility). The MUGA subject to this agreement shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

32 Notwithstanding the provision 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 intensification of the site and to comply with Policy BE1 of the Unitary Development Plan and in the interest of amenity and public safety.

**29.4  
CRYSTAL PALACE**

**(15/05617/FULL1) - 122 Anerley Road, Penge,  
London SE20 8DL**

Description of application – Demolition of existing building and construction of a mixed use part four and five story building comprising a commercial unit (Use Class A1) at ground and lower ground level together with 4 one bedroom and 3 two bedroom flats with associated amenity spaces.

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 the addition of a further condition to read:-

7 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 intensification of the site and to comply with Policy BE1 of the Unitary Development Plan and in the interest of amenity and public safety.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**29.5  
BROMLEY COMMON AND  
KESTON  
CONSERVATION AREA**

**(15/05429/FULL6) - 27 Croydon Road, Keston  
BR2 6EA**

Description of application – Part one/two storey side and rear extension, first floor front and side extensions, increase in roof height to provide habitable accommodation within the roof space, front porch and elevational alterations.

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

1 The proposed part one/two storey side and rear extension and roof alterations, by reason of its bulk and design, would be an over-dominant feature and have a detrimental impact upon the appearance of the host building and the character of the Keston Park

Conservation Area thereby contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.

2 The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey development in the absence of which the extension would constitute a cramped and imposing form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan.

**29.6  
CLOCK HOUSE**

**(16/00265/FULL6) - 19 Clock House Road,  
Beckenham BR3 4JS**

Description of application – Rear dormer 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.

**29.7  
PETTS WOOD AND KNOLL**

**(16/00529/FULL1) - 11 Fairfield Road, Petts Wood,  
Orpington BR5 1JR**

Description of application – proposed demolition of existing dwelling and the construction of a 5 bedroom, three storey dwelling.

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

1 The proposed dwelling, by reason of its size, bulk and design, would appear incongruous and out of character within the street scene allowing for an incongruent and prominent form of development, harmful to the amenities of neighbouring properties and contrary to Policies BE1 and H7 of the UDP.

The meeting ended at 7.45 pm

Chairman