

## **PLANS SUB-COMMITTEE NO. 1**

Minutes of the meeting held at 7.00 pm on 20 October 2016

### **Present:**

Councillor Alexa Michael (Chairman)  
Councillor Charles Joel (Vice-Chairman)  
Councillors Douglas Auld, Katy Boughey, Alan Collins,  
Nicky Dykes, Robert Evans, Angela Page and Richard Williams

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

There were no apologies for absence.

### **12 DECLARATIONS OF INTEREST**

Councillor Alexa Michael declared a non-pecuniary interest in Item 4.5 as she lived in the immediate vicinity of the application site. She left the Chamber for the debate and vote. Councillor Charles Joel, Vice Chairman, took the Chair for this item.

Councillor Angela Page declared a non-pecuniary interest in Items 4.10 and 4.11; she left the Chamber for the debate and vote.

### **13 CONFIRMATION OF MINUTES OF MEETING HELD ON 25 AUGUST 2016**

**RESOLVED** that the Minutes of the meeting held on 25 August 2016 be confirmed and signed as a correct record.

### **14 PLANNING APPLICATIONS**

#### **SECTION 2**

(Applications meriting special consideration)

#### **14.1 CHISLEHURST CONSERVATION AREA**

**(16/02226/ADV) - Queen Mary House, Manor Park Road, Chislehurst, BR7 5PY.**  
Description of application – Proposed signage, hoarding and flags.

In Ward Member, Councillor Katy Boughey's opinion the number and size of the proposed signs, hoarding and flags were inappropriate in a conservation area. Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1. The proposed signs due to their size and location would be in conflict with Policy BE21 of the Unitary Development Plan, being out of character with the surrounding area and detrimental to the visual amenities of the street scene in this Conservation Area, contrary to Policies BE11 and BE21 of the Unitary Development Plan.

**14.2  
CRAY VALLEY EAST  
CONSERVATION AREA**

**(16/03480/FULL6) - 13 Riverside Close, Orpington, BR5 3HJ**

Description of application – 2 metre high fence to enclose owned land. RETROSPECTIVE APPLICATION.

Oral representations in objection to the application were received at the meeting. The Chief Planner's representative reminded Members that a retrospective planning application for a single storey outbuilding under reference 16/03633 was in process.

Some Members had visited the site and reported that the site was an attractive open site with grassed areas and classified as Urban Open Space within a conservation area.

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

1. The fence results in an unsatisfactory departure from the existing open visual qualities of the estate layout, thereby harmful to local character and contrary to Policies BE7 and G8 of the Unitary Development Plan.

2. The fence by reason of its height and location constitutes an insensitive form of the development, which would fail to preserve or enhance the character and appearance of the St Pauls Cray Conservation Area, and contrary to Policy BE11 of the Unitary Development Plan.

**IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** for the removal of the 2 metre high fence.

**14.3  
CRAY VALLEY EAST**

**(16/03539/FULL6) - 23 Perry Hall Road, Orpington, BR6 0HT**

Description of application – Formation of a vehicular access.

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

A replacement report had been despatched and hard copies circulated to Members. A list of Vehicular Accesses Planning History in Perry Hall Road from 1995 was also circulated to Members.

Members having considered the report and representations, **RESOLVED that PERMISSION be GRANTED.**

**14.4  
HAYES AND CONEY HALL**

**(16/03773/OUT) - 204 Pickhurst Lane, West Wickham BR4 0HL**

Description of application - Demolition of existing three-bedroom house and the erection of a single block containing 2 No 3-bedroom houses with associated parking (Outline Application).

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.

**14.5  
SHORTLANDS  
CONSERVATION AREA**

**(16/03842/FULL5) - Land adjacent St Marys Church Hall, St Mary's Avenue, Shortlands, Bromley.**

Description of application – Installation of 12m high telecommunications replica telegraph pole and single equipment cabinet.

It was reported that the Tree Officer had no objection to the application. Comments from Ward Members Councillors Mary Cooke and David Jefferys, had been circulated to Members.

Members having considered the report and objections, **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. The siting and appearance of the telecommunications equipment shall be carried out in

complete accordance with the submitted drawings unless previously agreed in writing by the Local Planning Authority.

REASON: In order to comply with Policies BE1 and BE22 of the Unitary Development Plan and in the interest of the visual amenities of the area.

3. Any telecommunications equipment hereby permitted which subsequently becomes redundant shall be removed from the site within a period of 2 months and the land shall be reinstated to its former condition.

REASON: In order to comply with Policies BE1 and BE22 of the Unitary Development Plan and in the interest of the visual amenities of the area.”

**14.6  
CRAY VALLEY EAST**

**(16/04100/FULL1) - Unit 5A Lagoon Road,  
Orpington, BR5 3QX**

Description of application – Proposed change of use from warehouse to indoor trampoline park and ancillary cafe.

Oral representations in support of the application were received at the meeting. It was reported that late representations had been received together with a written petition signed by six hundred residents and an online petition signed by one thousand five hundred residents, all in favour of the application. One late objection had also been received. Comments from Highways Division were reported. Ward Member, Councillor Angela Page, reported that she had received over eight hundred emails in support of the application and four objections. Also, it was reported that Riverside School supported the application.

The premises had been vacant for five and a half years and some Members preferred to retain the unit for industrial purposes although they accepted the proposed use would be an asset to the community but, in their view, this was the wrong location with insufficient parking. Other Members were of the opinion that the unit had been empty long enough and should be brought back into use. Ward Member, Angela Page, referred to her local knowledge of the area, including her knowledge of traffic issues in the immediate vicinity, and supported the application. Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** subject to conditions being considered at a future Planning Sub-Committee.

**14.7  
DARWIN**

**(16/04156/FULL6) - 14 Cocksett Avenue,  
Orpington, BR6 7HE.**

Description of application - Single storey front extension, two storey side extension and elevational alterations.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

**SECTION 3**

(Applications recommended for permission, approval or consent)

**14.8  
CRAY VALLEY EAST  
CONSERVATION AREA**

**(16/03633/FULL6) - 8 Riverside Close, Orpington,  
BR5 3HJ**

Description of application – Single storey outbuilding (RETROSPECTIVE APPLICATION).

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

Some Members had visited the site and reported that the site was an attractive open site with grassed areas and classified as Urban Open Space within a conservation area.

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

1. By reason of its size and location and encroachment onto an open grassed area, the development serves to undermine the open visual qualities of the estate layout, is harmful to the Urban Open Space designation and fails to preserve or enhance the character and appearance of the St Paul's Cray Conservation Area, contrary to Policies BE1, G8 and BE11 of the Unitary Development Plan. It was **FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** for the **removal of the unauthorised structure.**

**14.9  
CHISLEHURST**

**(16/03982/FULL6) - 16 The Weald, Chislehurst,  
BR7 5DT**

Description of application – Part one/two storey side/rear and single storey side extensions and elevational alterations.

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.

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**14.10  
ORPINGTON**

**(16/02962/FULL1) - Goddington Manor, Court Road, Orpington, BR6 9AT**

Description of application – Proposed construction of four detached dwellinghouses with access road on land adjacent to Goddington Manor.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor William Huntington-Thresher, in objection to the application were reported. A statement in support of the application from, the architect had been received and circulated to Members.

Councillor Alexa Michael had visited the site being a large expanse of open attractive land not in the green belt, but close to it. In her view the proposed dwellings would detract from the openness of the site, and be a large back garden development, overbearing with a loss of residential amenity.

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.

**14.11  
ORPINGTON**

**(16/02963/FULL1) - Goddington Manor, Court Road, Orpington, BR6 9AT**

Description of application – Proposed construction of five detached dwellings with access, parking and garages on land adjacent to Goddington Manor.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor William Huntington-Thresher, in objection to the application were reported. A statement in support of the application from, the architect had been received and circulated to Members.

Councillor Alexa Michael had visited the site being a large expanse of open attractive land not in the green belt, but close to it. In her view the proposed dwellings would detract from the openness of the site, and be a large back garden development, overbearing with a loss of residential amenity.

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.

**14.12  
CHISLEHURST  
CONSERVATION AREA**

**(16/03627/FULL1) - Kemnal Stables, Kemnal Road, Chislehurst BR7 6LT**

Description of application – Demolition of existing residential building, stables with sand schools, flood lighting and offices and the erection of 3x five bedroom houses with underground swimming pool, basement accommodation, orangery and garages.

Oral representations in support of the application were received at the meeting. It was reported that two further letters of support had been received. Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, for the applicant and Officers to agree measurements of the existing and proposed development and to be reconsidered on List 2 of a future Plans Sub-Committee.

The Meeting ended at 8.45 pm

Chairman