

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 15 December 2016

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Douglas Auld, Katy Boughey, Alan Collins,
Nicky Dykes, William Huntington-Thresher, Teresa Te and
Richard Williams

Also Present:

Councillors Peter Fookes

15 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Robert Evans and Angela Page and Councillors William Huntington-Thresher and Teresa Te attended as their substitutes respectively.

16 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

17 CONFIRMATION OF MINUTES OF MEETING HELD ON 20 OCTOBER 2016

RESOLVED that the Minutes of the meeting held on 20 October 2016 be **CONFIRMED WITH THE EXCEPTION OF MINUTE 14.12** regarding (16/03627/FULL1) – Kemnal Stables, Kemnal Road, Chislehurst. Councillor Katy Boughey requested the words, ‘to seek a reduction in the built area of the scheme’ be added to the draft minute as an additional reason for deferral. The notes taken at the meeting on 20 October 2016 were unavailable for inspection at the meeting.

18 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

18.1 CRAY VALLEY EAST

(15/04610/FULL1) - North Orpington Pumping Station, East Drive, Orpington BR5

Description of application – Erection of 35 dwellings incorporating 14x3 bed houses, 10x4 bed houses of 2-2.5 storey in height, an apartment block of 2.5 storeys in height comprising 8x2 bed and 3x1 bed flats with associated car parking, landscaping and

vehicular access off Lockesley Drive.

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 had been received. Comments from Ward Councillor, Chris Pierce, broadly in support of the application were circulated to Members together with comments from the Tree Officer and an explanation of the proposed Section 106 Agreement.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek a review of side space and to ensure compliance with Policy H9 of the Unitary Development Plan, to remove the three storey element and for a review of the siting and layout of the development. Concern was also raised over proposed Condition 20 on page 39 of the Chief Planner's report regarding surface water and pollution of the water supply.

**18.2
CRAY VALLEY EAST**

(16/02516/FULL1) - Lancaster Sidcup, Edgington Way, Sidcup DA14 5BN

Description of application – Demolition of existing car showroom and after sales building, and construction of detached part one/two storey building for car showroom, workshop and ancillary accommodation, and detached valet building to rear, including amended parking layout and associated works.

Members having considered the report, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**18.3
WEST WICKHAM**

(16/03479/FULL1) - 1-3 Red Lodge Road, West Wickham BR4 0EL

Description of application – Rear ground floor and basement extensions, change of use of first floor offices and prep kitchen serving Prima Donnas restaurant to provide 2x1 bed flats and one studio and amended rear escape route. Construction of a first floor rear extension to create 2 x1 bed flats and associated external changes together with extension associated with flat conversion above the restaurant.

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.

**18.4
CHELSFIELD AND PRATTS
BOTTOM**

(16/03794/FULL6) - Feathercot, Skeet Hill Lane, Orpington BR5 4HB

Description of application - Partially retrospective outbuilding to be used as an annex to the main dwelling and garden store.

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

Members having considered the report and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED to REFER the matter to the ENFORCEMENT SECTION for FURTHER INVESTIGATION into BREACH OF PLANNING.**

**18.5
KELSEY AND EDEN PARK**

(16/04056/FULL1) - 26 Manor Road, Beckenham BR3 5LE

Description of application – Elevational alterations, part one/two storey rear extension incorporating first floor balcony, rear dormer extension and conversion of building to 2 one bedroom and 2 two bedroom flats with 4 no. car parking spaces at front.

Oral representations in support of the application were received at the meeting. It was reported that Ward Member, Councillor Peter Dean, supported 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.

**18.6
CLOCK HOUSE**

(16/04145/FULL1) - 3 Beckenham Road, Beckenham BR3 4ES

Description of application – Construction of a part one and two storey upper level extension to provide an additional two storeys comprising 6 two bedroom and 2 one bedroom flats with associated parking, refuse and recycling.

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 15 December 2016 and that further objections to the application had been received and an update had been circulated to Members.

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.

**18.7
BICKLEY**

**(16/04259/FULL1) - 2 The Avenue, Bickley,
Bromley BR1 2BT**

Description of application - Proposed erection of a two storey two bedroom dwelling.

It was reported that the application had been amended by documents received on 5 December 2016. In the Chairman's opinion the design of the proposed development was of poor standard that would impact on residential amenity although she accepted the principle of residential development on the site. Councillor Charles Joel referred to the Chief Planner's report, page 128, paragraph 2, and agreed with the Chairman that the proposed development was unsympathetic with nearby properties.

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

1. The proposal, by reason of its design would be incongruous and considered detrimental to the character and visual amenities of the locality contrary to Policies BE1 and H7 of the Unitary Development Plan, chapter 7 of the London Plan and the aims and objectives of the National Planning Policy Framework.

**18.8
PENGE AND CATOR**

**(16/04331/RECON) - 62 Kings Hall Road,
Beckenham BR3 1LS**

Description of application – Variation of Condition 4 of planning permission Ref: 09/03023/FULL1 to (a) allow up to 72 children and 20 staff to be accommodated at any one time and (b) allow the use of the premises as a children's nursery between 7.00am and 7.30pm Monday to Fridays inclusive at 62 Kings Hall Road, Beckenham.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Peter Fookes, in objection to the application were received at the meeting. He

recognised the shortage of nursery places in the area and in 2009 had supported the application for an increase in the number of children from 36 to 58 but felt that a further increase in numbers and the proposed extension of opening times would be an over intensive use of the site in a residential area. Councillor Douglas Auld had visited the site and was also concerned with noise from the play area that affected the neighbours in Densole Close whose gardens were only 10 metres from the curtilage. Councillor Charles Joel referred to the Planning Inspector's comments contained in the first paragraph of Page 150 of the Chief Planner's report.

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

1. The proposals would result in an overintensive use of the property, which would be detrimental to the amenities of nearby residents by reason of noise and disturbance thereby contrary to Policy BE1 of the Unitary Development Plan.

**18.9
PLAISTOW AND
SUNDRIDGE**

(16/04446/FULL1) - 87 Oak Tree Gardens, Bromley BR1 5BE

Description of application – Demolition of 89 and 91 Oak Tree Gardens and erection of six 2 storey 3 bedroom houses comprising of 3 pairs of semi-detached houses. Erection of single garage for No. 87; associated access, parking, landscaping, cycle storage, refuse and recycling provision

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

In Councillor Nicky Dykes' opinion the proposed development was an over-dominant, garden grabbing backland development. Councillor Katy Boughey was mindful of the Planning Inspector's reasoning contained within the appeal decision under reference 15/05324. Councillor Charles Joel had visited the site but could not gain entrance and had concerns regarding the detrimental freeflow of vehicular access to the site.

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 with a further reason to read:-

2. The layout of the estate roads and access

arrangements to the dwellings are inadequate to serve the proposal and as such would be prejudicial to the free flow of traffic and conditions of general safety within the development contrary to Policy T18 of the Unitary Development Plan 2006.

**18.10
DARWIN**

(16/04600/FULL6) - Gordon House, Berrys Green Road, Berrys Green TN16 3AH

Description of application – Increase and change of roof design to incorporate both side and rear extensions.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**18.11
CHISLEHURST**

(16/04781/FULL6) - 100 Imperial Way, Chislehurst BR7 6JR

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

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 3

(Applications recommended for permission, approval or consent)

**18.12
CHISLEHURST**

(16/02911/FULL1) - Carola, Southfield Road, Chislehurst BR7 6QR

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

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. It was also reported that on page 196 of the Chief Planner's report, line 7, the last sentence should be amended to read, 'There are flank windows proposed'.

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.

**18.13
BROMLEY COMMON AND
KESTON
CONSERVATION AREA**

(16/03068/FULL6) - 45 Longdon Wood, Keston BR2 6EN

Description of application – Partial demolition of a two storey six bedroom detached dwelling retaining some of the existing external walls, refurbishment and

erection of a new two storey five bedroom detached dwelling.

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.

**18.14
PENGE AND CATOR
CONSERVATION AREA**

(16/04371/FULL6) - 26 Albert Road, Penge, London SE20 7JW

Description of application – Single storey rear extension.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application which included an alternative proposal had been received and circulated to Members.

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.

**18.15
BROMLEY COMMON AND
KESTON**

(16/04580/FULL6) - 309 Southborough Lane, Bromley BR2 8BG

Description of application – First floor side/rear extension and single storey front and rear extensions.

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.

The Meeting ended at 8.45 pm

Chairman