

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 16 February 2017

Present:

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

Also Present:

Councillor Angela Wilkins

19 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Terence Nathan.

20 DECLARATIONS OF INTEREST

No declarations of interest were received.

21A CONFIRMATION OF MINUTE 14.12 OF PLANS SUB-COMMITTEE 1 MEETING HELD ON 20 OCTOBER 2016

RESOLVED that Minute 4.12 of the Plans 1 Sub-Committee meeting held on 20 October 2016 be confirmed and signed as a correct record.

21B CONFIRMATION OF MINUTES OF MEETING HELD ON 15 DECEMBER 2016

RESOLVED that the Minutes of the meeting held on 15 December 2016 be confirmed and signed as a correct record.

22 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

22.1 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 further correspondence had been received from the applicant prior to the meeting.

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.

**22.2
CHISLEHURST
CONSERVATION AREA**

**(16/04418/FULL1) - 27 Heathfield, Chislehurst
BR7 6AF**

Description of application – Demolition of existing bungalow and erection of two storey 4 bedroom dwelling.

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

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

Members were advised that in the event permission was granted, condition 6 should be amended. An additional condition should also be included to prevent the unsatisfactory overdevelopment of the site and to protect the amenities of surrounding residential properties.

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 6 amended to read:-

‘6 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevations of the dwelling hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

The following condition was also added:-

12 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, shall be erected or made within

the curtilage of the dwelling hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: To prevent the unsatisfactory overdevelopment of the site and the amenities of surrounding residential properties, in accordance with Policies H7 and BE1 of the Unitary Development Plan.

22.3
CRYSTAL PALACE
CONSERVATION AREA

(16/04635/FULL1) - Alan Hill Motors, Alma Place, Anerley SE19 2TB

Description of application – demolition of existing structures and the construction of three dwellings, commercial floorspace, private and communal amenity areas, car parking, refuse and bicycle storage.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member Councillor Angela Wilkins in objection to the application were received at the meeting.

Further correspondence from the applicant concerning valuation and marketing of the site was reported and circulated to Members.

Members were advised that in the event permission was granted, two further conditions should be added in relation to a parking management plan and a phasing plan.

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 with the addition of two further conditions to read:-

22 Prior to commencement of development the applicant shall submit a parking management plan for Alma Place, including the full details of layout and provision of 3 parking spaces as outlined within the Transport Assessment and Drawing no. 2015/2818/005 hereby approved. The approved management plan and parking spaces shall be provided in full prior to commencement of the use and shall be permanently retained and maintained thereafter.

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

23 Prior to the commencement of development, a phasing plan shall be submitted and approved, including details of the phasing of the office, residential, parking and access elements of the approved development. The office accommodation, as shown on approved plans 1605(PL) 210 and 1605 (PL)003 , will be completed and provided prior to the occupation of the residential units hereby permitted

Reason: In order to ensure the continued function of the employment use of the site and in order to comply with EMP 5 of the Unitary Development Plan.

22.4 PENGGE AND CATOR

(16/05550/FULL1) - Hollywood East, 1 Station Road, Penge, SE20 7BE

Description of application – Change of use of existing Public House (Use Class A4) to 2 one bedroom, 1 two bedroom and 2 three bedroom flats (Use Class C3) together with construction of first floor rear extension, front light well, additional fenestration openings in rear elevation, roof terraces and associated refuse and cycle parking facilities.

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

Comments from Ward Members Councillors Peter Fookes and Kathy Bance in support of the application were reported and circulated. Comments from Ward Member Councillor Kevin Brooks were also circulated. 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.

22.5 SHORTLANDS

(16/05560/FULL1) - 44 Westmoreland Road, Bromley, BR2 0QS

Description of application – Two storey rear extension, roof alterations and construction of side dormer extension together with conversion of building to

provide 2 one bedroom and 4 two bedroom flats, car parking to front, bin stores, cycle stores, amenity space and associated landscaping.

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 condition 9 amended to read:-
'9 Before the development hereby permitted is first occupied, the windows in the flank elevations of the building except the 900mm width window of Bedroom 1 of Flat 2 (ground floor) shall be obscure glazed in accordance with details (including the means and extent of opening) to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.'

**22.6
BICKLEY**

(16/05875/FULL1) - Merrywood, Bickley Park Road, Bickley, Bromley, BR1 2AY

Description of application – Demolition of existing detached dwelling and erection of a two storey building comprising 6 two bedroom and 3 one bedroom apartments with associated landscaping, parking, refuse and cycle storage.

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.

**22.7
BICKLEY**

(17/00024/FULL6) - 1 Bonar Place, Chislehurst, BR7 5RJ

Description of application – Part 1/2 storey side extension, single storey rear extension. Replacement windows, re-cladding of roof. Demolition of existing garage and new hardstanding to front including new vehicular access.

It was reported that objections from Sundridge Residents' Association had been received. Members were advised that in the event permission was granted, a further condition in relation to landscaping should be added. Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the

Chief Planner with the addition of two further conditions to read:-

7 Details of a scheme of landscaping, which shall include details of replacement trees and plants along with the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the substantial completion of the development. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted. Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

8 The garage, as shown on approved plans 3529/BP Rev A, will be demolished and the land cleared and reinstated and landscaped in accordance with details to be submitted and approved under the landscaping condition prior to the occupation of the development hereby permitted.

Reason: To prevent the unsatisfactory overdevelopment of the site and provide a sufficient level of amenity space, in accordance with Policies H7 and BE1 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

22.8 ORPINGTON

(16/02529/FULL1) - 4 Hart Dyke Road, Orpington, BR5 4PL

Description of application – Single storey rear extension to No.4 Hart Dyke Road, demolition of

detached garage and construction of 2-bed end-of-terrace dwelling.

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.

**22.9
CHISLEHURST
CONSERVATION AREA**

(16/05237/FULL2) - 3 Royal Parade, Chislehurst, BR7 6NR

Description of application – Change of use from A1 (retail) to A2 (financial and professional services).

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

Contrary to the statement on page 150 of the report that there were no other Class A2 uses in the parade, it was reported that Unit 2, Donna Alexandra Mews was currently in Class A2 use. This, however, did not affect the recommendation set out in the main agenda.

It was also reported that condition 4 which sought to restrict the use of the premises to Class A2, was not required.

Members considered insufficient time had been given to marketing the property and sought an increase of the time period from four to six months.

Members having considered the report and representations, **RESOLVED that the application BE DEFERRED** without prejudice to future consideration to seek a further two months' marketing of the unit for continued A1 use.

**22.10
COPERS COPE**

(16/05849/FULL1) - 63 Copers Cope Road, Beckenham, BR3 1NJ

This report was withdrawn by the Chief Planner to be considered at the Plans 2 Sub-Committee meeting on 2 March 2017.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**22.11
MOTTINGHAM AND
CHISLEHURST NORTH**

(16/05544/FULL1) - 5 Clarence Road, Mottingham, London, SE8 4SJ

Description of application – Two storey rear extension to no.5 Clarence Road and construction of 3-bed end of terraced dwelling.

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.

The meeting ended at 8.30 pm

Chairman