

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 7 October 2010

Present:

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors Lydia Buttinger, John Canvin, Peter Dean,
Peter Fookes, John Ince, Kate Lymer and Richard Scoates

Also Present:

Councillors Nicholas Bennett J.P., Russell Mellor, Nick Milner
and Sarah Phillips

11 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Russell Jackson; Councillor John Ince attended as his alternate.

12 DECLARATIONS OF INTEREST

Councillor Peter Dean declared a personal interest in items 4.2 and 4.3 as a Member of The Studio Working Group. He commented on the item then left the chamber and did not vote.

13 CONFIRMATION OF MINUTES OF MEETING HELD ON 12 AUGUST 2010

RESOLVED that the Minutes of the meeting held on 12 August 2010 be confirmed and signed as a correct record.

14 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

14.1 Penge and Cator

(09/03152/FULL1) - 6 Padua Road, Penge, London SE20.

Description of application - Roof alterations incorporating front and rear dormer extensions/three storey side/rear extension and conversion to form 1 three bedroom dwelling, 1 studio flat and 1 one bedroom and 2 two bedroom flats with 3 car parking spaces and cycle/refuse stores.

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.

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

1. The proposal would result in a cramped overdevelopment of the site, out of character with the surrounding area and harmful to the amenities of adjoining residents, contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposal would be lacking in adequate on-site car parking provision which would give rise to an undesirable increase of on-street parking in nearby roads which already suffer from congestion, contrary to Policy T3 of the Unitary Development Plan.

14.2 Clock House Conservation Area

(09/03280/FULL1) - 28 Beckenham Road, Beckenham.

Description of application - Two storey extension for disabled access lift and glazed entrance canopy to northern elevation together with refurbishment of building.

Oral representations in objection to and in support of the application were received. Oral representations from two Ward Members, Councillors Sarah Phillips and Nicholas Milner in support of the application were received at the meeting.

It was reported 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 condition 5 amended to read:-

‘Prior to the commencement of the development hereby permitted, details of the design, external appearance and external materials of the lift extension hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The extension shall be constructed in accordance with the approved details.

REASON: In order to comply with Policies BE1 and BE8 of the Unitary Development Plan and in the interests of the character, appearance and special interest of the listed building.’

The following condition and informative were also added:-

“6. Details of a scheme of landscaping to the area adjacent to the lift extension shall be submitted to and approved in writing by the Local Planning Authority before commencement of the development hereby permitted.

REASON: In order to comply with Policies BE1, BE8 and BE11 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

INFORMATIVE

The applicant should seek to provide a reflective surface for the external surfaces of the lift extension with a 100% coverage.”

**14.3
Clock House Conservation
Area**

**(09/03281/LBC) - 28 Beckenham Road,
Beckenham.**

Description of application - Internal and external alterations including construction of two storey extension for disabled access lift, removal of brick structure in basement, repairs to windows, replacement gas boilers and heating, insertion of steel beams for floor re-enforcement, replacement ceilings and external pigeon spikes. LISTED BUILDING CONSENT.

Oral representations in objection to and in support of the application were received. Oral representations from two Ward Members, Councillors Sarah Phillips and Nicholas Milner in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that LISTED BUILDING CONSENT BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**14.4
Cray Valley East**

**(10/01675/FULL1) - Kelsey House, 2 Perry Hall
Road, Orpington.**

Description of application - Three storey rear extension and rooftop stairwell extension and conversion of Kelsey House to provide 4 one bedroom, 11 two bedroom and 6 three bedroom flats and erection of three storey block comprising 4 one bedroom, 4 two bedroom and 3 three bedroom flats with 24 car parking spaces and associated bicycle parking and refuse storage.

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 having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a reduction in size of the rear building (fronting Perry Hall Road).

**14.5
Clock House**

**(10/01722/FULL1) - Stewart Fleming School,
Witham Road, Penge, London SE20.**

Description of application - Bicycle store, 2 timber storage sheds, 2 play area enclosures with artificial grass surface, new pedestrian ramp with handrail and balustrade and gate access and free standing canopy to pre-school classroom.

Oral representations in objection to the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to investigate through Environmental Health whether there are any possible mitigation measures and for the applicant to clarify why the works were carried out without planning permission.

**14.6
West Wickham**

**(10/01764/FULL1) - St David's College, Beckenham
Road, West Wickham.**

Description of application - Erection of a single storey timber framed building for use as classroom.

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** for the reasons set out in the report of the Chief Planner. Councillor Peter Dean's vote against refusal was noted.

**14.7
Bromley Common and
Keston**

(10/01847/PLUD) - 25 Keston Gardens, Keston.

Description of application - Single storey rear extension and conversion of garage to habitable room. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

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

Members sought legal advice from the attending lawyer in regard to the DCLG publication 'Permitted Development for Householders: Technical Guidance'.

The lawyer concluded that the guidance would be adhered to by the Planning Inspectorate in the event of an appeal and that the proposal appeared to fulfil the criteria in the guidance.

Members having considered the report, objections and representations, **RESOLVED that A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

**14.8
Chislehurst**

(10/01918/FULL6) - 2 The Weald, Chislehurst.

Description of application - Part one/two storey rear and two storey side extensions.

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.

**14.9
Chelsfield and Pratts
Bottom**

(10/02058/FULL6) - 7 The Meadows, Orpington.

Description of application - First floor side extension.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**14.10
Kelsey and Eden Park**

(10/02094/FULL1) - Langley Park School For Boys, Hawksbrook Lane, Beckenham.

Description of application - All weather sports pitch, 4m high perimeter mesh fence, storage shed, storage tank, pump house and store/ dugout with TV platform.

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

Comments from the Trees Officer were reported 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

with the addition of a further two conditions to read:-
“3. Details of the proposed permeable surfacing to be used on the all weather pitch shall be submitted to the Council for approval before the commencement of the development hereby permitted and shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory means of surface water drainage and to comply with the Unitary Development Plan.

4. If any trees are felled in order to implement the development hereby permitted, trees of a size and species to be agreed in writing by the Local Planning Authority shall be planted as replacements in such positions as shall be agreed by the Authority in the first planting season following completion of the development. Any trees which within a period of 5 years from the 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 NE7 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

**14.11
West Wickham**

(10/02305/FULL6) - 41 Corckscrew Hill, West Wickham.

Description of application - Two storey side and single storey front and rear extensions.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Nicholas Bennett JP in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** for the reasons and subject to the conditions set out in the report of the Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**14.12
Copers Cope**

(10/00893/FULL1) - 14 Robins Court, 77 Bromley Road, Beckenham.

Description amended to read:- 'Demolish existing house and erection of new three storey building comprising four apartments/provision of associated car parking at 12A and 14 Robins Court.'

Oral representations from Ward Member, Councillor Russell Mellor in objection to the application were received at the meeting.

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

1. The proposed development, by reason of its size, siting and bulk, would result in a cramped overdevelopment of the site out of character with the area, contrary to Policies BE1 and H7 of the Unitary Development Plan.

2. The proposed development, due to its size, siting and bulk would be harmful to the amenities currently enjoyed by adjoining residents, in particular the occupiers of Nos.15 and 16 Robins Court, by reason of visual impact and loss of prospect and light, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**14.13
Bromley Town**

(10/01810/FULL1) - Land Adjacent To 45 Havelock Road, Bromley.

Description of application - Erection of a three bedroom end of terrace house and associated parking.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the addition of a further informative to read:-

“The Applicant should seek to provide two car parking spaces at the site.”

**14.14
Bickley Conservation Area**

(10/01826/FULL6) - The Mount, Mavelstone Road, Bromley.

Description of application - 1.8 metre high gates and piers at front.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**14.15
Penge and Cator
Conservation Area**

(10/01925/FULL6) - 36 Albert Road, Penge, London SE20.

Description of application - Removal of section of boundary wall, erection of picket fence style gates and

creation of hardstanding to provide parking space
(Article 4 (2) Direction).

Oral representations in objection to and 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.

**14.16
Bromley Common and
Keston**

**(10/02154/FULL6) - Turpington Farm House,
146 Southborough Lane, Bromley.**

Description of application - Detached single storey
garage to side (amendment to planning reference:
09/03260),

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.

**14.17
Chelsfield and Pratts
Bottom**

(10/02330/PLUD) - 1 Stirling Drive, Orpington.

Description of application - Single storey side
extension
CERTIFICATE OF LAWFULNESS FOR A
PROPOSED DEVELOPMENT.

Members having considered the report and
objections, **RESOLVED that A CERTIFICATE OF
LAWFULNESS FOR A PROPOSED
DEVELOPMENT BE GRANTED** as recommended,
for the reason set out in the report of the Chief
Planner.

The Meeting ended at 9.26 pm

Chairman