

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held on 4 November 2010

Present:

Councillor Russell Jackson (Vice Chairman, in the Chair)
Councillors Simon Fawthrop, Peter Fookes, David McBride,
Alexa Michael, Gordon Norrie, Harry Stranger and
Michael Turner

Also Present:

Councillors John Ince and Tony Owen

26 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies from the Chairman, Councillor Peter Dean, were received. The Vice Chairman, Councillor Russell Jackson, took the Chair. Councillor John Ince attended as an alternate for Councillor Peter Dean.

27 DECLARATIONS OF INTEREST

No declarations of interest were reported.

28 CONFIRMATION OF MINUTES OF MEETING HELD ON 9 SEPTEMBER 2010

RESOLVED that the Minutes of the meeting held on 9 September 2010 be confirmed.

29 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

29.1 BROMLEY TOWN

**(10/02732/FULL1) - Veolia Environmental Services,
Baths Road, Bromley.**

Description of application – Installation of two mobile huts.

**THIS REPORT WAS WITHDRAWN BY CHIEF
PLANNER**

SECTION 2

(Applications meriting special consideration)

**29.2
CRAY VALLEY EAST**

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

Description of application amended to read, "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 3 one bedroom, 3 two bedroom and 3 three bedroom flats with 28 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. It was also reported that Highways Division had no objection to the application.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek an increase in the number of car parking spaces.

**29.3
COPERS COPE**

(10/02346/FULL1) - 125 Park Road, Beckenham.

Description of application - Demolition of existing buildings and erection of four storey block comprising 2 one bedroom, 4 two bedroom and 3 three bedroom flats, and two storey block comprising 3 business units (Class B1) and 12 car parking spaces.

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

Comments from Councillor Russell Mellor were reported.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the reason set out in the report of the Chief Planner with a further reason:-

2. The proposed development will be seriously detrimental to the residential amenities of the occupants of No.123 Park Road by reason of increased noise and disturbance resulting from vehicular activity contrary to Policy BE1 of the Unitary Development Plan.

**29.4
CHELSFIELD AND PRATTS
BOTTOM**

(10/02468/FULL6) - 29 Shelley Close, Orpington.

Description of development - One/two storey side extension and elevational alterations.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with an informative:
"INFORMATIVE: If the two spruce trees are removed then replacement trees should be planted."

**29.5
PETTS WOOD AND KNOLL**

(10/02525/FULL6) - 57 Elm Grove, Orpington.

Description of development - Single storey detached building to rear RETROSPECTIVE APPLICATION.

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. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** to remove the unauthorised development.

**29.6
FARNBOROUGH AND
CROFTON**

(10/02585/FULL6) - 12 Broughton Road, Orpington.

Description of development - First floor side and rear extension, replacement enlarged roof to existing single storey rear extension.

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

**29.7
DARWIN**

(10/02659/FULL6) - 23 Hazelwood Road, Cudham.

Description of development - Front, side and rear extensions. Front porch. Addition of first floor incorporating front and rear dormers to form two storey house.

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.

**29.8
DARWIN**

(10/02808/FULL1) - Land North East of Summer Shaw, Cudham Lane North, Cudham.

Description of development - Single storey building for accommodation of cattle and horses and use of land for agriculture and grazing of horses PART RETROSPECTIVE.

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, for the reasons set out in the report of the Chief Planner with the following condition:

“1. Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

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

SECTION 3

(Applications recommended for permission, approval or consent)

**29.9
PLAISTOW AND
SUNDRIDGE**

(10/02022/FULL1) - Sundridge Park Golf Club, Garden Road, Bromley.

Description of development - Detached single storey building for use as driving range.

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

**29.10
PETTS WOOD AND KNOLL**

(10/02833/PLUD) - 64 Great Thrift, Petts Wood.

Description of development - Single storey building at rear for use as triple garage and store CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

Oral representations in objection to and in support of

the application were received. Oral representations from Ward Member, Councillor Tony Owen, in objection to the application were received at the meeting. It was reported that forty seven further objections to the application had been received. Members having considered the report, objections and representations, **RESOLVED** that **A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT BE REFUSED**, for the following reason:

1. The proposed development does not fall within Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

30 CONTRAVENTIONS AND OTHER ISSUES

30.1 BROMLEY TOWN

(DRR/10/00119) - 25 Lynwood Grove, Orpington.

Oral representations in favour of no further action were received at the meeting. In the heading of the Chief Planners report the Ward was amended to read, 'Petts Wood and Knoll'.

Members having considered the report and representations, **RESOLVED that NO FURTHER ACTION** be taken with regard to Recommendation 1, and for the remaining issues to be agreed on site with the applicant.

30.2 CHELSFIELD AND PRATTS BOTTOM

(DRR/10/00120) Single Storey Side/Rear Extension at 17 Porthallow Close, Orpington.

Members having considered the report, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** to ensure that the single storey side extension is lowered in accordance with Planning Permission 10/00362.

The Chairman to move that the attached reports, not included in the published agenda, be considered a matter of urgency on the following grounds:

**30.3
BIGGIN HILL**

(DRR10/00121) 41 Sunningvale Avenue, Biggin Hill. - Unauthorised Works.

Members having considered the report, **RESOLVED that INJUNCTION PROCEEDINGS BE AUTHORISED** in respect of the unauthorised development.

The Meeting ended at 8.45 pm

Chairman