

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 6 January 2011

Present:

Councillor Peter Dean (Chairman)
Councillor Russell Jackson (Vice-Chairman)
Councillors Simon Fawthrop, Peter Fookes, David McBride,
Alexa Michael, Gordon Norrie and Harry Stranger

Also Present:

Councillors Russell Mellor

31 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

No apologies for absence were received. Councillor Michael Turner was not present.

32 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

33 CONFIRMATION OF MINUTES OF MEETING HELD ON 4 NOVEMBER 2010

RESOLVED that the Minutes of the meeting held on 4 November 2010 be confirmed.

34 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

34.1 MOTTINGHAM AND CHISLEHURST NORTH

**(10/03347/FULL1) - Dorset Road Infant School,
Dorset Road, Mottingham.**

Description of development amended to read,
"Relocation of existing side boundary fence".

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

34.2
CRAY VALLEY WEST

(10/03349/FULL1) - Field Studies Centre, Midfield Primary School, Grovelands Road, Orpington.
Description of development - Resurfacing of access road to Grovelands Centre from Midfield Way.

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 with a further condition:

“4. Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.”

SECTION 2

(Applications meriting special consideration)

34.3
CRAY VALLEY EAST

(10/00657/VAR) - Bournewood Sand and Gravel, Swanley Bypass, Swanley.

Description of development - Variation of conditions 1,12 and 13 of 00/02071 and condition 1 of 08/03444 to allow extraction of Thanet Sand, restoration and recontouring with inert waste and associated access, buildings and structure to continue/ remain until 14th January 2018.

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 following reasons:-

1. The unauthorised activities which have continued at the site and the unsightly visual impact of the operations on the openness of the Green Belt and the character of the area and amenities of local residents in general, the proposed extension of time for the extraction of minerals until 2018 is considered to be inappropriate development in the Green Belt as the

high environmental standards and minimal impact of the process required by PPG2 - Green Belts and UDP Policy G15 are not being met at the site and the Council does not consider that the necessary standards are likely to be met in the future. The proposal is therefore contrary to Unitary Development Plan Policy G15 and PPG2 - Green Belts

2. There is sufficient doubt that the extraction of Thanet Sand is economically viable and that the extracted material is of suitable quality and the continuation of mineral extraction would result in ongoing visual harm to the openness and character of the Green Belt and further harm to the amenities of nearby residents contrary to Policy G14 of the Unitary Development Plan.

**34.4
CHISLEHURST**

(10/02027/FULL6) - Two Chimneys, Oakwood Close, Chislehurst.

Description of development - Erection of acoustic fence within the curtilage adjacent to the south and south east boundaries of the property max height 3 metres.

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 following reason:-

1. The proposal by reason of its excessive height and prominent location is visually obtrusive and harmful to the character of appearance of the Chislehurst Conservation Area contrary to Policies BE7 and BE11 of the Unitary Development Plan.

**34.5
CLOCK HOUSE**

(10/02321/FULL3) - 2 Beckenham Road, Beckenham.

Description of development - Conversion into five 2 bedroom apartments, landscaping, removal of access ramp on property frontage, change of use from business (Class B1) to dwellinghouse (Class C3 (a)) and from business (Class B1) to non-residential institution: function hall (Class D1) for rear building.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**34.6
COPERS COPE**

(10/02849/FULL6) - 16 Scotts Lane, Shortlands, Bromley.

Description of development - Two storey front/side extension, resiting of existing shed, creation of new driveway including hardstanding and 3 additional car parking spaces. Erection of new detached garage.

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

A copy of an appeal decision for Planning application 08/00195/FULL1 relating to 18 Scotts Way, Bromley, that was dismissed on 30 April 2009 was available to Members for inspection.

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

1. The proposed two storey extension will result in an unacceptable impact on the visual amenities and outlook of adjacent residential properties by reason of its siting, design and bulk, therefore contrary to Policies BE1 and H8 of the Unitary Development Plan.

**34.7
CHISLEHURST**

(10/02901/FULL6) - 28 Wimborne Avenue, Chislehurst.

Description of development - Part one/two storey front, side and rear extensions, elevational alterations and ground works to rear to provide sunken terrace with retaining wall.

Comments from Ward Member, Katy Boughey, in objection to the application were reported.

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

**34.8
DARWIN**

(10/03126/FULL6) - 140 Cudham Lane North, Cudham.

Description of development - Detached single storey double garage to front.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

SECTION 3

(Applications recommended for permission, approval or consent)

**34.9
KELSEY AND EDEN PARK**

(10/02940/FULL6) - 34 Gordon Road, Beckenham.

Description of development - Single storey rear extension.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 5 January 2011.

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

**34.10
ORPINGTON**

(10/03037/FULL6) - 205 Charterhouse Road, Orpington.

Description of development - Part one/two storey side and rear extension. Front porch.

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.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**34.11
CRYSTAL PALACE
Conservation Area**

(10/03112/FULL6) - 17 Belvedere Road, Anerley, London, SE19.

Description of development - Two storey rear extension.

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

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:

2. The proposal would result in an unacceptable loss of amenity to neighbouring properties by reason of noise, light and visual amenity, contrary to Policy BE1 of the Unitary Development Plan.

**34.12
CRYSTAL PALACE
Conservation Area**

**(10/03113/LBC) - 17 Belvedere Road, Anerley,
London, SE19.**

Description of development - Internal alterations including blocking in rear window at basement level, new opening in rear wall, relocation of timber stairs to rear garden at ground floor level, creation of internal partition wall, relocation of internal door opening, new internal steps, new internal door, relocation of rear window, new opening in rear elevation at first floor level, insulation to external walls and 2 storey rear extension. LISTED BUILDING CONSENT.

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

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.

35 CONTRAVENTIONS AND OTHER ISSUES

**35.1
BROMLEY COMMON AND
KESTON**

**(DRR/10/00142) - Garage Constructed within rear
of curtilage of 92 Oxhath Crescent, Bromley.**

Members having considered the report, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** on the grounds of overdevelopment and impact on the amenities of neighbouring properties **FOR THE REMOVAL OF THE UNAUTHORISED STRUCTURE.**

The Meeting ended at 7.59 pm

Chairman