

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 3 February 2011

Present:

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

Also Present:

Councillor Peter Morgan

22 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

There were no apologies for absence.

23 DECLARATIONS OF INTEREST

Councillor Peter Fookes declared a prejudicial interest in item 4.16. Councillor Fookes left the room and did not take part in the discussion or vote.

24 CONFIRMATION OF MINUTES OF MEETING HELD ON 9 DECEMBER 2010

RESOLVED that the Minutes of the meeting held on 9 December 2010 be confirmed and signed as a correct record.

25 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

25.1 Bromley Town

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

Description of application - Installation of two mobile huts.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED ON A TEMPORARY BASIS FOR 5 YEARS**, subject to the condition set out in the report of the Chief Planner with the addition of a further condition to read:-
"2 The building hereby permitted shall be removed and the land reinstated to its former condition on or before 30 June 2016.

Reason: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.”

SECTION 2

(Applications meriting special consideration)

**25.2
Plaistow and Sundridge**

(10/01727/FULL1) - 1 Edward Road, Bromley.

Description of application - Erection of a front boundary wall and railings to maximum height of 2000 mm. RETROSPECTIVE APPLICATION.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Peter Morgan 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 reason set out in the report of the Chief Planner.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO REMOVE THE UNAUTHORISED FRONT ENCLOSURE.

**25.3
Plaistow and Sundridge**

(10/02755/FULL3) - 1 Edward Road, Bromley.

Description of application - Single storey rear extension and change of use to Class C2 (residential institution) comprising mother and baby living accommodation with communal lounge, kitchen/diner, I.T suite and ancillary office/staff administration rooms. RETROSPECTIVE APPLICATION.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Peter Morgan in objection to 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** as recommended, for the reasons set out in the report of the Chief Planner.

IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE CESSATION OF THE UNAUTHORISED USE.

**25.4
Cray Valley East**

**(10/03280/FULL1) - Cockmannings Farm,
Cockmannings Road, Orpington.**

Description of application - Temporary use of farm land with access gate on Somerden Road as a service road for construction vehicles for the duration of building works for permission granted under ref: 04/00525 for 4 detached 4/5 bedroom detached houses and vehicular access. RETROSPECTIVE APPLICATION.

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 with the addition of a further two conditions to read:-

"3 Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely, including details of the materials to be used for the temporary access drive across the farmland, and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.
Reason: In order to comply with Policies T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

4 While the development hereby permitted is being carried out wash-down facilities for cleaning the wheels of vehicles shall be provided within the site and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

Reason: In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan."

**25.5
Bromley Common and
Keston**

(10/03283/FULL6) - 3A Union Road, Bromley.

Description of application - Single storey attached garages to 3A and 3B Union Road.

Oral representations in objection to 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 reason:-

1 The proposal would result in a cramped overdevelopment of the site, out of character with the surrounding area and detrimental to the amenities of neighbouring properties by reason of loss of privacy and outlook, thereby contrary to policies H8 and BE1 of the Unitary Development Plan.

**25.6
Plaistow and Sundridge**

(10/03414/FULL6) - 13 Park Grove, Bromley.

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

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** for the reasons and subject to the conditions and informative set out in the report of the Chief Planner.

**25.7
Cray Valley East**

(10/03467/FULL1) - Marie Louise Barn, Cockmannings Lane, Orpington.

Description of application - Detached single garage and turning head.

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

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

1 The proposed garage is inappropriate development and harmful to the visual amenities and openness of the Green Belt by reason of its size and siting and in the absence of very special circumstances sufficient to warrant an exception to policy, the development would be contrary to Policies G4 and G1 of the Unitary Development Plan.

25.8
Plaistow and Sundridge

**(10/03487/FULL1) - Sundridge Park Golf Club,
Garden Road, Bromley.**

Description of application - Demolition of existing ladies clubhouse and erection of a detached part one/two storey building comprising ground floor golf shop (Class A1 Retail) with storeroom/staff facilities and 1 two bedroom first floor flat providing temporary accommodation for staff and/or visiting golf professionals.

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 with the addition of a further condition to read:-

"8 Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area."

SECTION 3

(Applications recommended for permission, approval or consent)

25.9
Shortlands

(10/02118/FULL6) - 90 Malmains Way, Beckenham.

Description of application - First floor side extension.

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

Comments from Ward Member Councillor Ernest Noad were reported at the meeting.

Tony Stewart, Development Control Manager, informed Members that the section entitled 'Conclusions' on pages 64 and 65 of the report was inaccurate. The final two paragraphs had been erroneously inserted from a previous document and should therefore be deleted from the current report. Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** for a Members' site visit and for a corrected and amended report to be submitted.

**25.10
Petts Wood and Knoll
Conservation Area**

(10/02398/FULL1) - 12 Station Square, Petts Wood, Orpington.

Description of application - New shopfront.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a revised shopfront design.

**25.11
Bickley
Conservation Area**

(10/02673/FULL1) - Dunoran Home, 4 Park Farm Road, Bromley.

Description of application - Demolition of extensions and outbuildings and erection of part one/two/three storey extension to nursing home and conversion into 6 three bedroom and 1 two bedroom maisonettes and 2 detached part two/three storey 6 bedroom dwellings with associated garaging, car parking and access road.

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

It was reported that the applicants had submitted a unilateral undertaking to repair the road on completion of works.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE COMPLETION OF A UNILATERAL UNDERTAKING TO REPAIR THE ROAD ON COMPLETION OF WORKS** and subject to the conditions and informative set out in the report of the Chief Planner with the deletion of condition 17 and the addition of a further three conditions to read:-

“21 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

Reason: Compliance with submitted plan.

22 The existing extensions and outbuildings shown to be removed on the plans accompanying the application shall be demolished and the site cleared of all resulting material before the development hereby approved commences

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order to control future development of this site in the interest of residential amenity and to protect the character and appearance of the Conservation Area and this locally listed building to accord with Policies BE1, BE10 and BE11 of the Unitary Development Plan.”

**25.12
Bickley
Conservation Area**

(10/02674/CAC) - Dunoran Home, 4 Park Farm Road, Bromley.

Description of application - Demolition of extensions and outbuildings. CONSERVATION AREA CONSENT.

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

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

**25.13
Bickley**

(10/02796/FULL1) - Candle Hill, Sundridge Avenue, Bromley.

Description of application - Demolition of Nos 46-52 Sundridge Avenue and erection of 7 detached houses including basement and accommodation in roof with 3 shared driveways and four access points to road.

It was reported that no objections to the application had been received from Highways Division.

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

1 The proposal, by reason of the mass and bulk of the proposed dwellings, would constitute an overdevelopment of the site, harmful to the existing attractive and spacious character of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

2 The proposal would result in the reduction of the spatial standards to which the area is currently developed, seriously harmful to the existing character of the area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**15.14
Bickley**

(10/02977/FULL1) - 18 Mavelstone Close, Bromley.

Description of application - Demolition of existing bungalow and erection of a replacement 5 bedroom dwelling.

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

A further objection to the application had been received.

It was reported that the application had been amended by documents received on 17 January 2011 and 2 February 2011.

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

1 The proposal would, by reason of its bulk, height and design constitute a prominent form of development harmful to the character of the locality and to the character and appearance of the adjacent Conservation Area, thereby contrary to Policies BE1, BE13 and H7 of the Unitary Development Plan.

2 The proposed development would result in the unacceptable loss of existing trees which contribute to the character of the locality and to the character and appearance of the adjacent Conservation Area, thereby contrary to Policies BE1, BE13, H7 and NE7 of the Unitary Development Plan.

**25.15
Penge and Cator**

(10/03080/FULL1) - 101 Croydon Road, Penge, London SE20.

Description of application - Single storey building with lower ground floor storage floorspace (within south-east part) comprising retail store with 41 car parking spaces and servicing at 97-101 Croydon Road and 1 Elmers End Road.

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

Councillor Simon Fawthrop requested that the following statement be recorded:-

"It is quite clear that when the application was made in 2009, the country was in recession. At that stage, this

company felt that the application was viable. The position has improved since 2009 therefore the fact that the application states that it is no longer viable seems completely absurd. I recommend refusal on the grounds that no viability report was presented to back up this application which takes away much needed housing within this area".

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.

**25.16
Hayes and Coney Hall**

(10/03156/FULL6) - 138 Birch Tree Avenue, West Wickham.

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

Oral representations in objection to and in support of the application were received at the meeting. It was reported that Ward Member Councillor Mrs Anne Manning had no particular concerns with regard to the application.

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.

**25.17
Cray Valley East**

(10/03237/FULL1) - North Site Coates Lorilleux Ltd, Cray Avenue, Orpington.

Description of application - Installation of new sprinkler tank and pump house and demolition of existing workshops.

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 with the addition of a further two conditions to read:-
"3 Details of a scheme of landscaping, which shall include 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 first occupation of

the buildings or the substantial completion of the development, whichever is the sooner. 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.

4 Before the installation hereby permitted is first used, the sprinkler tank shall be painted in a colour to be submitted to and approved by the Local Planning Authority and shall be maintained as such permanently thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.”

**25.18
Mottingham and Chislehurst
North**

**(10/03308/FULL6) - 10 Smarden Grove,
Mottingham, London SE9.**

Description of application - Single storey side 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.

**25.19
Kelsey and Eden Park**

**(10/03432/FULL1) - Langley Park School For Boys,
Hawksbrook Lane, Beckenham.**

Description of application - 4 court sports hall, sprinkler tank, pump housing and chemical and gas stores amendments to scheme permitted under ref. 09/02264 for replacement secondary school buildings - smaller sports hall and revised siting of other structures, with revised landscaping.

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.

25.20
Darwin

(10/03475/FULL1) - Meadow View, Blackness Lane, Keston.

Description of application - Replacement detached single storey dwelling with accommodation in roofspace.

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.

25.21
Bickley

(10/03506/FULL2) - 214 Widmore Road, Bromley.

Description of appearance - Change of use of ground floor premises from retail shop to hot food takeaway (Class A5) with ventilation ductwork at rear.

It was reported that a further objection to the application had been received. It was also reported that a further letter in support of the application had been received.

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 with the addition of one informative to read:-

"INFORMATIVE

The applicant is advised that this decision does not permit the proposed extension to the raised access platform at the rear of the insertion of an additional door to the kitchen area. A separate planning application will be required for these works."

SECTION 4

(Applications recommended for refusal or disapproval of details)

25.22
Copers Cope
Conservation Area

(10/03596/FULL1) - Hill House, 113 Foxgrove Road, Beckenham.

Description of application - Lift overrun for lift shaft.

THIS REPORT WAS WITHDRAWN BY THE APPLICANT.

26 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000

The chairman moved that the Press and public be excluded during consideration of the item of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

27 EXEMPT MINUTES OF THE MEETING HELD ON 9 DECEMBER 2010

RESOLVED that the exempt Minutes of the meeting held on 9 December 2010 be confirmed and signed as a correct record.

The meeting ended at 9.05 pm

Chairman