

## **PLANS SUB-COMMITTEE NO. 1**

Minutes of the meeting held at 7.00 pm on 17 February 2011

### **Present:**

Councillor Mrs Anne Manning (Chairman)  
Councillor John Ince (Vice-Chairman)  
Councillors Douglas Auld, Kathy Bance, Samaris Huntington-Thresher and Paul Lynch

### **Also Present:**

Councillors Russell Mellor, Kate Lymer, Peter Fortune, Will Harmer, Catherine Rideout and Richard Scoates

## **23 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS**

Apologies for absence were received from Councillors Katy Boughey and Charles Joel. Councillors Russell Mellor and Kate Lymer attended as their alternates respectively. Apologies for absence were also received from Councillor Reg Adams.

## **24 DECLARATIONS OF INTEREST**

Greg Ullman, the Director of Legal, Democratic and Customer Services' Legal Representative, declared a Personal Interest in item 4.17 and minuted as item 26.17. He left the room for the duration of the item.

## **25 CONFIRMATION OF MINUTES OF MEETING HELD ON 16 DECEMBER 2010**

RESOLVED that the minutes of the meeting held on Thursday, 16 December 2010 be confirmed. Councillor Russell Mellor requested that an amendment be made to minute 22.1 but this was not agreed.

## **26 PLANNING APPLICATIONS**

### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

#### **26.1 ORPINGTON**

#### **(10/03666/FULL1) - Hillside Primary School, Dyke Drive, Orpington.**

Description of application - Single storey infill extension and hard surfacing for play area with canopy over.

It was noted that no objections to the application had

been received. 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.

## **SECTION 2**

(Applications meriting special consideration)

### **26.2 CRAY VALLEY WEST**

#### **(10/02386/FULL1) - Land Adjacent 3 Lullingstone Close, Orpington.**

Description of application - Detached two storey three bedroom dwelling on land adjacent to No.3 Lullingstone Close.

Members having considered the report, **RESOLVED that the application be DEFERRED**, without prejudice to any future consideration, to await the outcome of planning appeal 10/02783/FULL1 for the neighbouring site at land adjacent to 4 Lullingstone Close, Orpington.

### **26.3 PLAISTOW AND SUNDRIDGE**

#### **(10/02962/FULL6) - 26 Treewall Gardens, Bromley.**

Description of application - First floor side and single storey side/rear extensions.

It was noted that on page 23 of the Chief Planner's report that under the heading, 'Location', line 1 the word, 'northern' should be amended to read, "southern".

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.

### **26.4 CRAY VALLEY EAST**

#### **(10/03086/FULL1) - Invicta Works, Chalk Pit Avenue, Orpington.**

Description of application - 4 two storey and 3 two/three storey blocks comprising 9 two bedroom and 20 three bedroom terraced houses and 10 one bedroom and 2 two bedroom flats with 4 garages, 54 car parking spaces, bicycle parking, refuse/ recycling storage and electricity substation.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Peter Fortune in support of the application were received at the meeting. Comments from a Ward Member in objection to the application were

reported and it was noted that the site was in an area of archaeological significance.

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to negotiate payments in lieu and to seek minor amendments.

**26.5  
DARWIN**

**(10/03101/FULL6) - The Hayshed, Snag Lane, Cudham.**

Description of application - Single storey front extension.

Oral representations from Ward Member, Councillor Richard Scoates in objection to 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.

**26.6  
DARWIN**

**(10/03267/FULL1) - Buckston Browne Farm, West Hill, Downe, Orpington.**

Description of application - Alteration; extensions and conversion of Buckston Browne House to 4 dwellings with 2 pairs of garages, demolition of disused laboratory buildings and erection of 3 detached one/two storey five bedroom houses with garages. 10 car parking spaces for use by staff of Down House.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Richard Scoates, were received at the meeting.

Members having considered the report, objections, and representations, **RESOLVED that PERMISSION BE GRANTED, SUBJECT TO ANY DIRECTION BY THE SECRETARY OF STATE** as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with an amendment to condition 20 and a further condition:

“20. The English Heritage car parking shall be used only by employees of Down House and shall not be made available for public use or for use by residents of the dwellings hereby permitted and shall be locked/secured outside the hours it is used by the employees of Down House.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the

residential amenities of the occupants of adjacent dwellings.

21. Details of the hours of use of the car park by employees of Down House shall be submitted to and approved by or on behalf of the Local Planning Authority before the car park use commences and the car park shall be used thereafter in accordance with the approved hours of use.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the residential amenities of the occupants of adjacent dwellings.”

**26.7  
CHISLEHURST  
CONSERVATION AREA**

**(10/03451/FULL6) - Orchard End, Yester Park, Chislehurst.**

Description of application - Part one/two storey front, side and rear extensions. Roof alterations incorporating front and rear dormers and 6 roof lights. Elevational alterations.

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.

**26.8  
BROMLEY COMMON AND  
KESTON**

**(10/03453/DET) - Blue Circle Sports Ground, Crown Lane, Bromley.**

Description of application - Three storey building comprising medical centre with 53 car parking spaces (part details of development granted on appeal under outline permission ref. 03/02319 for mixed use development comprising erection of new medical centre/ nursing home/ affordable housing and open market housing at a density of between 50-80 dwellings per hectare/children's playground/ consolidation of allotments/ bus interchange/associated public open space/ access roads and car parking)

It was noted that this was a joint report with application reference 10/03460.

Members having considered the report and objections, **RESOLVED that the APPLICATION be APPROVED**, as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner.

**26.9  
BROMLEY COMMON AND  
KESTON**

**(10/03460/FULL1) - Blue Circle Sports Ground,  
Crown Lane, Bromley.**

Description of application - Three storey building comprising medical centre, pharmacy and offices (Class B1) on ground floor and 14 one bedroom and 10 two bedroom flats on upper floors, with single storey building for refuse/recycling storage and bicycle parking and 48 car parking spaces.

Members having considered the report and objections, **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 with three further conditions:

“17. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy 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.

18. Before any part of the development hereby permitted is first occupied the parking spaces shall be provided with 2 metre x 2 metre visibility splays and there shall be no obstruction to visibility in excess of 1 metre in height within these splays except for trees selected by the Local Planning Authority, and which shall be permanently retained thereafter.

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

19. 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 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 Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.”

**26.10  
BROMLEY TOWN  
CONSERVATION AREA**

**(10/03489/VAR) - 205 High Street, Bromley.**

Description of application - Variation of condition 2 of permission 10/01408 granted for use of ground floor as a drinking establishment (Use Class A4) so that customers shall not be admitted to the premises before 09.00 and all customers shall have left the premises by 23.20 Sunday to Thursday and customers shall not be admitted to the premises before 09.00 and all customers shall have left the premises by 00.00 on Friday and Saturday and all operational activities shall have ceased by 00.30 on Sunday to Thursday and 01.00 on Friday and Saturday.

Oral representations from Ward Member, Councillor Will Harmer, in objection to the application were received at the meeting. Comments from a local resident in objection to the application were reported. 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.

**26.11  
DARWIN**

**(10/03652/FULL1) - Barn Adjacent, 430 Main Road, Biggin Hill.**

Description of application - Conversion of existing barn used for workers' accommodation into a residential dwelling.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Richard Scoates, in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 15 February 2011. Members having considered the report, objections 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)

**26.12  
CHELSFIELD AND PRATTS  
BOTTOM**

**(10/03094/FULL2) - 29 Southcroft Road, Orpington.**

Description of application - Change of use from residential (Class C3) to doctors surgery (Class D1).

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 the application **BE DEFERRED** without prejudice to any future consideration to seek clarification from the PCT regarding the suitability of the premises.

**26.13  
KELSEY AND EDEN PARK**

**(10/03392/FULL6) - 43 Balmoral Avenue, Beckenham.**

Description of application - Single storey rear extension and roof alterations to incorporate rear dormer (revision to scheme ref: 09/01988 to increase depth of single storey rear extension) PART RETROSPECTIVE.

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 enable Members to visit the site, and to be considered at a future Plans Sub-Committee.

**26.14  
BROMLEY COMMON AND  
KESTON**

**(10/03408/DET) - Blue Circle Sports Ground, Crown Lane, Bromley.**

Description of application - 413 dwellings (3 two bedroom and 170 three and four bedroom houses and 77 one bedroom and 163 two bedroom flats) with car parking and estate roads (part details of development granted on appeal under outline permission ref. 03/02319 for mixed use development comprising erection of new medical centre/ nursing home/ affordable housing and open market housing at a density of between 50-80 dwellings per hectare/ children's playground/ consolidation of allotments/ bus interchange/ associated public open space/ access

roads and car parking).

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 17 February 2011.

Members having considered the report, objections and representations, **RESOLVED that the APPLICATION be APPROVED**, as recommended, for the reasons and subject to the conditions and informatives set out in the report of the Chief Planner with two further conditions:

“3. Details of the hard and soft landscaping including the position of bollards and other highway features shall be submitted to and approved by or on behalf of the Local Planning Authority before any sub phase of the development hereby approved commences, and shall be completed in accordance with the approved details before occupation of the first dwelling in any sub phase hereby approved, and shall be retained as such thereafter.

REASON: In order to achieve a satisfactory form of development, in accordance with Policy BE1 of the Unitary Development Plan.

4. Details of the estate management highway responsibilities shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before twenty-five per cent of the dwellings in any sub phase hereby approved and occupied and the management company shall operate thereafter in accordance with the approved details.

REASON: In order to achieve a satisfactory form of development and in the interests of highways safety.”

**26.15  
KELSEY AND EDEN PARK  
CONSERVATION AREA**

**(10/03492/FULL6) - 53 Manor Way, Beckenham.**

Description of application - Part one/two storey rear extension and roof alterations incorporating front and rear dormer extensions. 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.



26.16  
BICKLEY

**(10/03618/FULL1) - 1 Mavelstone Close, Bromley.**

Description of application - Replacement two storey 5 bedroom detached dwelling.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Catherine Rideout in objection to 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 and subject to the conditions set out in the report of the Chief Planner.

26.17  
WEST WICKHAM

**(10/03642/FULL6) - 11 Tudor Gardens, West Wickham.**

Description of application - Single storey side and rear extension and first floor front dormer.

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** for the following reasons

1. The proposal constitutes a cramped form of development, out of character with the street scene, and conducive to a retrograde lowering of the spatial standards to which this area is at present developed, thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

2. The proposed extension would, by reason of its excessive depth, have a seriously detrimental effect on the amenities which the occupants of the adjacent dwelling at No 10 might reasonably expect to be able to continue to enjoy, by reason of visual impact and loss of prospect, contrary to Policy H8 of the Unitary Development Plan.

26.18  
CRAY VALLEY EAST

**(10/03643/RECON) - Brockenhurst, Sheepcote Lane, Orpington.**

Description of application - Removal of Condition 3 of permission 05/03999 granted for siting of additional residential caravan (which required the removal of the caravan from the site by 22/12/10) to allow siting of caravan on permanent basis.

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

## **27 CONTRAVENTIONS AND OTHER ISSUES**

### **27.1 BICKLEY**

#### **(DRR/11/011) - 27 Edgeborough Way, Bromley**

Siting of Air Conditioning Units on Flank Wall.  
Oral representations in favour of enforcement action being taken were received at the meeting. Members having considered the report and representations **RESOLVED** that **NO FURTHER ACTION** be taken.

### **27.2 DARWIN**

#### **(DRR11/015) - Grasslands Farm, High Elms Road, Downe, Orpington, Kent**

Members having considered the report agreed that it is necessary and expedient for an application to be made to the Court and **RESOLVED** that **AUTHORITY BE GRANTED** to **COMMENCE INJUNCTION PROCEEDINGS** to bring about an end to the unauthorised use of the land.

The Meeting ended at 10.00 pm

Chairman