

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 31 March 2011

Present:

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

28 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

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

29 DECLARATIONS OF INTEREST

There were no declarations of interest.

30 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 FEBRUARY 2011

RESOLVED that the Minutes of the meeting held on 3 February 2011 be confirmed and signed as a correct record.

31 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

31.1 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 PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

31.2 PENGE AND CATOR

(10/02786/FULL1) - 23 Genoa Road, Penge, London SE20.

Description of application - Canopy at rear of building.
RETROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, in order for the

applicant to submit adequate plans of development, including canopy to external staircase and more information to assess the works that have been constructed.

**31.3
PENGE AND CATOR**

(10/02819/FULL2) - 46 Green Lane, Penge, London SE20.

Description of application - Change of use of first and second floors from Retail (Class A1) to Place of Worship (Class D1). RETROSPECTIVE APPLICATION.

Oral representations 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 enable Members to visit the site and to be considered at a future Plans Sub-Committee. The applicant to be requested to clarify the overall capacity of the building, the hours of operation and to look into the possibility of soundproofing.

**31.4
FARNBOROUGH AND CROFTON**

(10/03098/FULL6) - 229 Crofton Road, Orpington.

Description amended to read, 'Replacement two storey building with roofspace accommodation comprising 1 one bedroom flat and 1 two bedroom flats and two bedroom dwelling at No 227-229 Crofton Road (amendment to permission granted under ref. 09/01005 to provide roof alterations incorporating 3 velux windows to provide accommodation in the roof).'

Members having considered the report and objections, **RESOLVED that PERMISSION BE PERMISSION BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner with the addition of a further 6 conditions to read:-

"2 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.

3 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

4 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.

5 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor flank elevation(s) of the building hereby permitted, without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

6 Before the development hereby permitted is first occupied the proposed window(s) along the first floor flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

7 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 building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), 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 comply with Policies BE1 and H7 of the Unitary Development Plan and in order to ensure a satisfactory standard of residential amenity and to prevent an overdevelopment of this site."

**31.5
KELSEY AND EDEN PARK**

(10/03175/FULL1) - 109 Monks Orchard Road, Beckenham.

Description of application - Two storey side extension to no. 109 to form 1 three bedroom dwelling with associated parking at the rear and residential curtilage.

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 31 March 2011. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposal would result in an overintensive use and overdevelopment of the site, out of character with the surrounding area and thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**31.6
BROMLEY TOWN
CONSERVATION AREA**

(10/03298/FULL1) - 219 High Street, Bromley.

Description of application - Conversion of 1st and 2nd floors into 5 one bedroom flats and conversion of ground floor into 2 separate offices. Cycle and bin storage area with 4 car parking spaces for the offices at rear.

THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.

**31.7
PLAISTOW AND
SUNDRIDGE**

(10/03672/FULL6) - 16 Wharton Road, Bromley.

Description of application - Single storey rear extension. RETROSPECTIVE APPLICATION.

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that THE CONTINUATION OF ENFORCEMENT ACTION BE AUTHORISED.**

**31.8
MOTTINGHAM AND
CHISLEHURST NORTH**

**(11/00014/FULL6) - 34 Beaconsfield Road,
Mottingham.**

Description of application - Single storey rear extension. RETROSPECTIVE APPLICATION.

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.

**31.9
BICKLEY**

**(11/00025/FULL1) - Bickley Railway Station Yard,
Southborough Road, Bickley, Bromley.**

Description of application - Siting of 20 metal storage containers for use as self storage container yard.

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 PERMISSION BE REFUSED** for the following reasons:-

1 In the absence of satisfactory information/evidence to the contrary, the proposal constitutes an overintensive use of the site and would be likely to be harmful to the amenities currently enjoyed by adjoining residents, by reason of the noise, general disturbance and light pollution resulting from the use, contrary to Policies BE1 and EMP6 of the Unitary Development Plan.

2 In the absence of satisfactory information/evidence to the contrary, the traffic generated by the proposal would be likely to be prejudicial to highway safety and the amenities of adjoining residential occupiers, contrary to Policies T3 and BE1 of the Unitary Development Plan.

3 In the absence of satisfactory information/evidence to the contrary, the nature of the storage use and site management/security arrangements would be likely to cause harm to the amenities of adjoining residents by

reason of noise and activity during unsocial hours, contrary to Policies BE1 of the Unitary Development Plan.

**31.10
KELSEY AND EDEN PARK**

(11/00278/FULL1) - 109 Monks Orchard Road, Beckenham.

Description of application - Three storey detached block comprising 4 two bedroom, 2 three bedroom flats with 8 car parking spaces and access road, (land to the rear of 107 and 109 Monks Orchard Road).

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 REFUSED** as recommended for the reasons set out in the report of the Chief Planner with reason 1 amended to read:-

“1 The proposed development by reason of its size, bulk, height and prominence, would result in a cramped overdevelopment of the site, out of character with the existing pattern of development thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.”

**31.11
BICKLEY**

(11/00279/FULL6) - Oakend, 16A Page Heath Lane, Bickley.

Description of application - First floor rear extension and elevational alterations.

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.

**31.12
CRAY VALLEY EAST**

(11/00426/FULL1) - Invicta Works, Chalk Pit Avenue, Orpington.

Description of application - Demolition of existing garages and construction of a terrace of 4, two storey, 2 bedroom dwellings with associated parking on land adjacent to Invicta Works.

Members having considered the report and objections, **RESOLVED that the application be DEFERRED** without prejudice to any future

consideration, to report the application to Development Control Committee with application ref. 10/03086 on 19 April 2011 and for the applicant to provide a street scene drawing.

**31.13
FARNBOROUGH AND
CROFTON**

(11/00496/FULL1) - 227A Crofton Road, Orpington.

Description amended to read: 'Replacement two storey building with roof space accommodation comprising 1 one bedroom flat and 1 two bedroom flats and two bedroom dwelling at No 227-229 Crofton Road (amendment to permission granted under ref. 09/01005 to provide roof alterations incorporating 3 additional velux windows to front and side elevation together with internal alterations).'

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner with the addition of a further 6 conditions to read:-

"2 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.

3 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

4 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.

5 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor flank elevation(s) of the building hereby permitted, without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

6 Before the development hereby permitted is first occupied the proposed window(s) along the first floor flank elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

7 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 building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), 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 comply with Policies BE1 and H7 of the Unitary Development Plan and in order to ensure a satisfactory standard of residential amenity and to prevent an overdevelopment of this site.

SECTION 3

(Applications recommended for permission, approval or consent)

**31.14
CHISLEHURST**

**(11/00203/FULL1) - Babington House School,
Grange Drive, Chislehurst.**

Description amended to read: '2.3m tall gates and railings to Grange Drive frontage.'

The application was amended by documents received on 2 March 2011 and 14 March 2011.

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.

The Meeting ended at 8.15 pm

Chairman