

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

Minutes of the meeting held at 7.00 pm on 14 April 2011

### **Present:**

Councillor Mrs Anne Manning (Chairman)  
Councillor John Ince (Vice-Chairman)  
Councillors Reg Adams, Douglas Auld, Kathy Bance,  
Katy Boughey, Peter Dean, Julian Grainger and Charles Joel

### **Also Present:**

Councillors William Huntington-Thresher, Kate Lymer and  
Richard Scoates

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

Apologies for absence were received from Councillors Paul Lynch and Samaris Huntington-Thresher. Councillors Peter Dean and Julian Grainger attended as their alternates respectively.

## **60 DECLARATIONS OF INTEREST**

Councillor John Ince declared a Prejudicial Interest in Item 4.11 and minuted as item 62.8; he left the room for the duration of the item.

## **61 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 FEBRUARY 2011**

**RESOLVED** that the minutes of the meeting held on 17 February 2011 be confirmed.

## **62 PLANNING APPLICATIONS**

### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

#### **62.1 HAYES AND CONEY HALL**

**(11/00459/DEEM3) - Wickham Common Primary School, Gates Green Road, West Wickham.**  
Description of application - Single storey side extensions to North West and South East elevations.

Oral representations in objection to and 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 GRANTED** as recommended, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner with a further condition.

5. Details of a landscaping scheme shall be discussed with the residents of Number 100 Gates Green Road then 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 extensions 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.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following

policies of the Unitary Development Plan:

BE1 Design of New Development

G1 Green Belt

C7 Educational and Pre-school Facilities

PPG2 Green Belts

The development is considered to be satisfactory in relation to the following:

(a) the impact on the amenities of the occupiers of adjacent and nearby properties;

(b) the openness and visual amenity of the Green Belt shall be maintained

and having regard to all other matters raised;

(c) the Local Planning Authority is satisfied that the alternative siting for the extensions proposed by the local resident would not be practicable.

## **SECTION 2**

(Applications meriting special consideration)

### **62.2 CHELSFIELD AND PRATTS**

**(09/03459/ELUD) - Knockholt Station Yard,  
Sevenoaks Road, Halstead.**

**BOTTOM**

Description of application - Storage and distribution of plant machinery and skips; parking of lorries; storage of materials including hardcore and manoeuvring and access to existing yard. **CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE.**

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 and objections and representations, **RESOLVED** that the **EXISTING USE IS NOT LAWFUL** for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** to:

(a) cease the use of the land within area A as a waste transfer station, for the storage and distribution of plant machinery and skips; parking of lorries; storage of materials including hardcore as indicated on attached plan

(b) cease the use of the land within area E along the southern boundary as part of the waste transfer station as indicated on attached plan

(c) Remove the raised walkway erected within area E on the attached plan and the associated site office, portacabins and portable buildings.

**62.3  
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 PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner.

**62.4  
CRYSTAL PALACE**

**(10/02985/FULL6) - 24 Versailles Road, Penge, SE20.**

Description of application - Detached children's play frame, wendy house and swing **RETROSPECTIVE APPLICATION**

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 for the applicant to address the issue of

loss of privacy and amenity to the neighbouring property, to remove the stilts from the structure, and to significantly reduce the overall height.

**62.5  
BROMLEY TOWN**

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

Description of application amended to read,  
“Conversion of 1st and 2nd floors into 4 one bedroom flats and 1 studio flat. Cycle and bin storage area with 4 car parking spaces for the offices at rear.

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

**62.6  
CRAY VALLEY EAST**

**(10/03429/VAR) - Compost Site on Land off Cookham Road, Swanley.**

Description of application - Variation of condition 14 of application ref. 04/04280/VAR to enable use of the site for reception and transfer of up to 5,000 tonnes of wood waste per annum in association with existing waste composting facility.

Oral representations in support of the application were received at the meeting. Comments from Councillor David McBride in support of the application were reported.

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.

**62.7  
PLAISTOW AND  
SUNDRIDGE**

**(10/03470/FULL1) - 21 Upper Park Road, Bromley.**

Description of application - Demolition of existing building and erection of three storey/three and a half storey building comprising two 3 bedroom and seven 2 bedroom flats including landscaping, cycle and bin storage and 9 car parking spaces.

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 development in this prominent location would constitute an overdevelopment of the

site by reason of its height, bulk, massing and size and would appear cramped and out of character with the surrounding area, thereby contrary to Policies H7, H9 and BE1 of the Unitary Development Plan.

**62.8  
CRAY VALLEY EAST  
CONSERVATION AREA**

**(10/03697/FULL1) - Land Adjacent to 97 High Street, St Mary Cray.**

Description of application - Three storey block comprising 6 two bedroom flats with 6 car parking spaces.

Oral representations in support of the application were received at the meeting. Comments from Ward Members, Councillors David McBride and Peter Fortune in support of the application were reported. Members having considered the report, objections 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 with a further informative:

INFORMATIVE 2: As there is no buffer zone between the location of the existing bus stop and the front elevation of the development hereby permitted, the applicant is asked to assess the possibility of relocating the existing bus stop to a more convenient location so as to avoid excessive noise and disturbance to the residents of the new units that will be located directly adjacent.

**62.9  
CRAY VALLEY EAST**

**(10/03698/FULL1) - Aikham Tower and Hoton Tower, Bapchild Place, Orpington.**

Description of application amended to read, "Demolition of 2 fifteen storey blocks and erection of 3 three/ four storey and 2 six seven storey blocks comprising 19 one bedroom, 57 two bedroom and 14 three bedroom dwellings with 94 basement and open car parking spaces, bicycle parking, refuse/ recycling storage, childrens play area and landscaping."

Oral representations in support of the application were received at the meeting. Comments from Ward Members, Councillors David McBride and Peter Fortune in support of the application were reported. Comments from the Tree Officer were also reported. Members having considered the report, objections, and representations, **RESOLVED THAT PERMISSION BE GRANTED, SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT** to secure the provision of affordable housing, as recommended,

for the reasons and subject to the conditions set out in the report of the Chief Planner with three further conditions:

“20. No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.

The statement shall include details of:

- Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;
- Type and siting of scaffolding (if required);
- Details of the method and timing of demolition, site clearance and building works
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);
- Details of the location of underground services avoiding locating them within the protected zone
- Details of the method to be used for the removal of existing hard surfacing within the protected zone
- Details of the nature and installation of any new surfacing within the protected zone
- Methods proposed for the watering of the trees during the course of the project

The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

REASON: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

21. The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction

methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

22. No telecommunication equipment shall be located on the exterior walls and roofs of the development hereby permitted without the prior written approval of the Chief Planner.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to protect the character and visual amenity of the area.”

**62.10  
CHISLEHURST**

**(11/00060/FULL6) - Foreland, Yester Park, Chislehurst.**

Description of application - Single storey front extension and roof alterations to roof above garage at side to include rear dormer 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.

**62.11  
CRAY VALLEY EAST**

**(11/00140/VAR) - Bournewood Sand & Gravel, Swanley Bypass, Swanley.**

Description of application - Variation of conditions 1,12,13 and 16 of 00/02071 and condition 1 of 08/03444 to allow infilling only of existing quarry with inert waste and restoration with associated access, buildings and structures to continue/ remain until 14 January 2018.

Comments from Environmental Health in support of the application were reported.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reason and subject to the conditions set out in the report of the Chief Planner with an amendment to condition 27 and an informative:

“27. An annual monitoring report setting out a programme for remediation and restoration shall be submitted to the Local Planning Authority within one month of the anniversary of the date of this decision for approval by the Local Planning Authority. The report must set out the works proposed over the following 12 month period to enable the Local Planning Authority to monitor the works required for the future completion of the restoration of the site and ensure that these are being carried out in a satisfactory manner.

REASON: To protect the amenities of nearby residential properties and in the interests of the openness and character of the Green Belt and highway safety and to accord with Policies T18, BE1, G1, G14 and G15 of the Unitary Development Plan.

INFORMATIVE: Applicant is advised to contact the highways section of the Council in January 2017 (or before one year of the date when completion of the infilling is anticipated if earlier) to request the commencement of the legal processes to relocate public footpath 170 to its original position.”

**62.12  
COPERS COPE**

**(11/00213/OUT) – 66 and 68 Park Road,  
Beckenham.**

Description of application - Erection of 6 three storey four bedroom dwellings (plus basements) with 12 parking spaces, refuse storage and associated landscaping at 66 and 68 Park Road. **OUTLINE APPLICATION.**

Comments from Ward Member, Councillor Russell Mellor, were reported.

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

**62.13  
DARWIN**

**(11/00360/FULL6) - Green Gates, High Elms Road,  
Downe.**

Description of application - Single storey side extension and roof alterations including front and rear dormer extensions. Elevational alterations.

Oral representations from Ward Member, Councillor Richard Scoates, were received at the meeting. It was reported that Highways Division had no objection to the application. Further objections were reported from Downe Residents' Association.

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 with a further condition: "4. Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed 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."

**62.14  
FARNBOROUGH AND  
CROFTON**

**(11/00464/FULL6) - 18 Durrant Way, Orpington.**

Description of application - Part one/two storey front/side and 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.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**62.15  
CHISLEHURST**

**(10/02487/FULL1) - Prince George Duke of Kent Court, Shepherds Green, Chislehurst.**

Description of application - Two storey extension to existing residential care home to provide 5 additional bedrooms and communal lounge and dining rooms.

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.

**62.16  
CHISLEHURST**

**(10/03628/FULL6) - Westmead, 3 Heathley End, Chislehurst.**

Description of application - Part one/two storey front, side and rear extension. New chimney stack to side. Elevational alterations and 3 roof lights. Formation of vehicular access and hardstanding.

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

**62.17  
CHISLEHURST**

**(10/03654/CAC) - Westmead, 3 Heathley End, Chislehurst.**

Description of application - Demolition of garage and enclosed covered area  
CONSERVATION AREA CONSENT.

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report and representations, **RESOLVED THAT CONSERVATION AREA CONSENT BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**62.18  
BROMLEY TOWN**

**(10/03691/FULL1) - Cobden Court, Wimpole Close, Bromley.**

Description of application - Third floor extension to provide additional office floorspace.

Comments from Highways Division were reported. 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.

**62.19  
CHISLEHURST**

**(11/00168/FULL1) - Car Park at Junction with Red Hill, Victoria Road, Chislehurst.**

Description of application - Siting of seafood stall in public house car park.

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 and subject to the conditions set out in the report of the Chief Planner with the removal of condition1 and an additional condition:

“3. There shall be no disposal of waste water on site at any time, with all waste water being transported from the site at the end of each working day.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to protect the amenities of nearby properties.”

**62.20  
DARWIN**

**(11/00281/FULL6) - 73 Beechwood Avenue, Orpington.**

Description of application - Increase in roof height to provide additional first floor accommodation.

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)

**62.21  
ORPINGTON**

**(11/00562/FULL3) - 136-140 High Street, Orpington.**

Description of application - Change of use of part ground floor from retail (Class A1) to restaurant/cafe (Class A3) to form 1 retail unit and 1 restaurant with ventilation ductwork via chimney at rear. Alterations to means of escape and elevational alterations to front elevation.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor William Huntington-Thresher in support of the application were received at the meeting. It was reported that letters of support had been received from the Orpington Town Manager, the Reverend Ray Bell and Orpington Business Forum.

Members having considered the report and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration and for the application to be considered under List 2 at a future Plans Sub-Committee.

Members suggested that the applicant may wish to consider daytime opening hours.

### 63 CONTRAVENTIONS AND OTHER ISSUES

#### 63.1 BICKLEY

#### **(DRR/11/035) - 27 Edgeborough Way, Bromley. Siting of Air Conditioning Units on Flank Wall.**

Oral representations from Ward Member, Councillor Kate Lymer in support of enforcement action being taken were received at the meeting. Councillor Kate Lymer reported that her fellow Ward Members, Councillors Catherine Rideout and Colin P. Smith, were also in support of enforcement action being taken.

Members having considered the report and representations, **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED** to seek the removal of the unauthorised air conditioning units.

#### 63.2 CHELSFIELD AND PRATTS BOTTOM

#### **(LDCS11068) - Knockholt Station, Sevenoaks Road, Halstead, Chelsfield - Injunction Proceedings.**

Members having considered the report, **RESOLVED that INJUNCTION PROCEEDINGS BE AUTHORISED** for an application to be made to the Court pursuant to section 187B of the Town and Country Planning Act 1990 for injunction orders:  
(i) to require the compliance with the enforcement notices issued by the Council on the 18 January 2002 in respect of Area C and issued on the 17 August 2007 in respect of Area D, and  
(ii) to require the cessation of the use of Area D for the storage of lorry undercarriages, diggers, plant and any use in connection with the nearby waste transfer station.

### 64 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 to move that the Press and public be excluded during consideration of the items of business listed below as it is 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.

**The grounds of urgency were moved.**

Exempt Minute of the meeting held on 14 April 2011.

**67**  
**CRYSTAL PALACE**

**PLANNING PROSECUTION - 39 SELBY ROAD,  
SE20**

Members having considered the report **RESOLVED**  
that a course of action **BE AGREED**, as  
recommended.

The Meeting ended at 10.55 pm

Chairman