

## PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 28 April 2011

### Present:

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

### Also Present:

Councillors Lydia Buttinger, Ellie Harmer, Russell Mellor,  
Catherine Rideout and Colin Smith

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

An apology for absence was received from Councillor Gordon Norrie and Councillor Richard Scoates attended as his alternate.

#### **46 DECLARATIONS OF INTEREST**

Councillor Ellie Harmer declared a personal interest in Item 4.8; she spoke and then left the room. Councillor Michael Turner declared a personal interest in Item 4.8; he left the room. Councillor Michael Turner also declared a personal interest in item 4.10.

#### **47 CONFIRMATION OF MINUTES OF MEETING HELD ON 3 MARCH 2011**

**RESOLVED** that the minutes of the meeting held on Thursday, 3 March 2011 **BE CONFIRMED** subject to the following amendment. Minute 44, the Ward should be amended to read, "Crystal Palace".

#### **48 PLANNING APPLICATIONS**

##### **SECTION 1**

(Applications submitted by the London Borough of Bromley)

##### **48.1 BICKLEY**

**(11/00427/FULL3) - St Georges School, Tylney Road, Bromley.**

Description of application - Replacement fence panels and gates.

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.

**48.2  
ORPINGTON**

**(11/00567/DEEM3) - Social Services & Housing  
Department London Borough of Bromley, The  
Walnuts, Orpington.**

Description of application amended to read, "Internally illuminated projecting sign".

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

(Councillor Simon Fawthrop wished his contrary vote to be recorded.)

**SECTION 2**

(Applications meriting special consideration)

**48.3  
CRYSTAL PALACE**

**(10/03465/FULL1) - 193 Anerley Road, Penge,  
London, SE20.**

Description of application amended to read, "Elevational alterations and four storey side/rear, first floor front and roof extensions (including dormers), and conversion to 13 two bedroom flats, demolition of 4 of the existing 8 garages and provision of 13 car parking spaces, bicycle parking, refuse/recycling storage and landscaping."

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

It was noted that on page 22 of the Chief Planner's report, paragraphs 1 and 2 under the heading, 'Location', was amended to read,

"The proposal is located to the north of Anerley Road, in close proximity to the junction with Maple Road and is a Victorian era four storey (including basement level) detached property currently in use as 5 self-contained flats, with one 3 bedroom flat on ground floor, two 1 bedroom flats on the lower ground floor, one 2 bedroom flat on the first floor, and one 2 bedroom flats on the second floor. To the rear of the site is a two storey building which comprises 4 flats, Nos 1 - 4 Mayfield Close (which is to be retained) and 8 garages, 4 of which are to be retained to service Mayfield Close. The freehold of this building and the garages is also owned by the applicant. Access to the site is via Anerley Road with vehicular access being shared with the occupiers of 1-4 Mayfield Close.

Properties in the area vary significantly in terms of their scale and architectural style although the majority of neighbouring properties are either purpose built or large scale properties which have been converted into self-contained flats. There are also a Church, Nursing Home and sheltered housing in close proximity to the application site.”

Members having considered the report, objections and representations, **RESOLVED** that the application **BE DEFERRED** without prejudice to any future consideration to seek an increase in the number of car parking spaces, a reduction in the number of units, the removal of Juliet balconies and to consider the installation of CCTV and the overall parking situation in the surrounding area.

**48.4  
DARWIN**

**(11/00331/FULL1) - Orpington Caravan Centre Ltd, Sevenoaks Road, Pratts Bottom.**

Description of application amended to read, “Part two/ three storey building comprising 84 bedroom care home with 40 car parking spaces and bicycle 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 9 March 2011.

Members having considered the report, objections and representations, **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.

**48.5  
DARWIN**

**(11/00347/LBC) - Orpington Caravan Centre Ltd, Sevenoaks Road, Pratts Bottom.**

Description of application - Demolition of single storey part of The Larches, LISTED BUILDING CONSENT.

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

Members having considered the report, objections and representations **RESOLVED** that **LISTED BUILDING CONSENT BE GRANTED**, as recommended, subject to the following conditions:

“1. The works hereby granted consent shall be commenced within 5 years of the date of this decision notice.

REASON: Section 18, Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No demolition shall be undertaken and no equipment, plant or machinery for the purposes of

demolition shall be taken onto the site until a method statement detailing the measures to be undertaken to demolish the single storey element and protect the remainder of the building has been submitted to and approved in writing by the Local Planning Authority. The demolition shall be implemented in accordance with the approved method statement.

REASON: In order to comply with Policy BE8 of the Unitary Development Plan and to protect the fabric of the Listed Building.”

**48.6  
FARNBOROUGH AND  
CROFTON**

**(11/00523/FULL6) - 56 Hilda Vale Road, Orpington.**

Description of application - Raised decking at rear with balustrade and steps RETROSPECTIVE APPLICATION.

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

**48.7  
CLOCK HOUSE**

**(11/00599/FULL1) - 86 Avenue Road, Beckenham.**

Description of application - Conversion of existing commercial premises into 5 one bedroom and 1 two bedroom flats and erection of two storey side/rear extension to provide commercial/retail space at ground floor and 2 one bedroom flats at first floor, with external bin store, amenity area, roof terrace, pitch roof over existing external store at rear, elevational alterations, 12 parking spaces fronting Avenue Road and 3 parking spaces at rear.

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 reason set out in the report of the Chief Planner.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**48.8  
PLAISTOW AND  
SUNDRIDGE**

**(11/00341/FULL6) - Marchwood, 3 Garden Lane, Bromley.**

Description of application - First floor side extension and single storey front extension.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Ellie Harmer in support of the application were received at the meeting. It was reported that Ward Member, Councillor Peter Morgan, also supported the application.

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.

**48.9  
SHORTLANDS**

**(11/00371/FULL6) - 34 Hayes Way, Beckenham.**

Description of application - Part one/two storey side/rear and first floor rear extensions, pitched roof over existing side dormer, conversion of garage into habitable room and 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.

**48.10  
ORPINGTON**

**(11/00411/FULL1) - Rowan House, 64 Sevenoaks Road, Orpington.**

Description of application - Replacement windows and doors with elevational alterations and replacement fencing.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Lydia Buttinger, 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 the application **BE DEFERRED** without prejudice to any future consideration to clarify how the property would operate when the use recommenced, to include the use of the catering kitchen, and to liaise with Environmental Health.

**48.11  
COPERS COPE**

**(11/00594/FULL1) - Site of 84-86 Overbury Avenue & 2, Stanley Avenue, Beckenham.**

Description of application amended to read, "Part two/three storey block comprising 7 two bedroom and 2 three bedroom flats with 13 car parking spaces, vehicular access onto Stanley Avenue and Overbury

Avenue, detached carports, cycle and refuse stores (amendments to scheme permitted under ref.07/04526)”

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Russell Mellor, 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 additional car parking alongside the south-east flank boundary of the site would be harmful to the amenities of the adjoining residents by reason of the resultant unacceptable degree of noise and general disturbance which would be generated, contrary to Policy BE1 of the Unitary Development Plan.
2. The proposed development would lack adequate useable and quality provision of amenity space for future occupants of the flats, contrary to Policies BE1 and H7 of the Unitary Development Plan.

**48.12  
BICKLEY**

**(11/00595/PLUD) - 8 Heath Park Drive, Bickley, Bromley.**

Description of application amended to read, “Rear dormer extension. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT”.

Oral representations in objection to the application were reported on behalf of the objector at the meeting. 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 the application **BE DEFERRED** without prejudice to any future consideration to check the dimensions on site and the volume of the dormer.

**48.13  
PETTS WOOD AND KNOLL**

**(11/00624/FULL6) - 2 Priory Avenue, Petts Wood, Orpington.**

Description of application - Two storey side extension.

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 an increased side space.

**48.14  
BICKLEY**

**(11/00862/FULL1) - 18 Mavelstone Close, Bromley.**

Description of application amended to read, "Partial demolition of existing bungalow and erection of a five bedroom dwelling".

Oral representations from Ward Member, Councillor Colin Smith in objection to the application were received at the meeting. It was reported that objections to the application had been received. Comments from the Tree Officer were reported. Members having considered the report, objections and representations, **RESOLVED** that **PERMISSION BE REFUSED** for the following reason:

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.

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**48.15  
ORPINGTON**

**(11/00665/FULL6) - Glenholme, Cyril Road, Orpington.**

Description of application - First floor side and rear extension to north east elevation and single storey side extension to south west elevation. Conversion of garage to a habitable room. alterations to front and rear elevations.

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

**49 TREE PRESERVATION ORDERS**

**49.1  
COPERS COPE**

**(TPO 2401) - Objections to Tree Preservation Order 2401 at 20, 24 and 28 Bromley Road and 33 Manor Road, Beckenham.**

Members having considered the report, **RESOLVED** that **Tree Preservation Order No 2401** relating to 4 lime trees, one in the back garden of 20 Bromley

Road, two in the back garden of 24 Bromley Road and one on the boundary of 28 Bromley Road and 33 Manor Road **BE CONFIRMED.**

**50 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 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.

**51 Exempt Minutes of Meeting held on 3 March 2011**

**RESOLVED** that the minutes of the meeting held on Thursday 3 March 2011 **BE CONFIRMED.**

**52 The Chairman moved that the attached report, not included in the published agenda, be considered a matter of urgency on the following grounds:**

The grounds of urgency were moved.

**53 CRYSTAL PALACE PLANNING PROSECUTION - 39 SELBY ROAD, LONDON SE20.**

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

The Meeting ended at 9.12 pm

Chairman