

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 26 May 2011

Present:

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

Also Present:

Councillors Jane Beckley, Lydia Buttinger and Nick Milner

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 31 MARCH 2011

RESOLVED that the Minutes of the meeting held on 31 March 2011 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 BROMLEY TOWN

(10/00210/FULL2) - Unit 4, 21 Waldo Road, Bromley.

Description of application - Change of use from food preparation (sui generis) to music rehearsal training centre (Class D1).

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** as recommended, for the reason set out in the report of the Chief Planner. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO CEASE USE AT THE SITE.**

**4.2
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.

RESOLVED that PERMISSION BE REFUSED for the reason set out in the report of the Chief Planner with the addition of a further reason to read:-

2 The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standards and if permitted would place an unacceptable strain on the existing on-street parking in surrounding roads and is therefore contrary to policy T3 of the Unitary Development Plan. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO CEASE USE AT THE SITE.**

**4.3
WEST WICKHAM**

**(10/02959/TPO) - Chez Nous, 7A Acacia Gardens,
West Wickham.**

Description of application - Fell 1 Cedar and 1 Cypress in back garden SUBJECT TO TPO 2115.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor Jane Beckley 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, for a specialist tree report submitted by the Applicant to be included in the report and circulated to Members.

**4.4
HAYES AND CONEY HALL**

(10/03218/TPO) - 11 Sedgewood Close, Hayes.

Description of application - Reduce height by 30%, crown reduce 30% and crown thin by 30% 1 oak tree in back garden SUBJECT TO TPO 671.

Comments from Ward Member, Councillor Mrs Anne Manning were reported at the meeting.

Members having considered the report, **RESOLVED**

that the split decision as recommended in the report of the Chief Planner BE AGREED.

**4.5
CRYSTAL PALACE**

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

Description of application - Elevational alterations and four storey side/rear, first floor front and roof extensions (including dormers) and conversion to 13 two bedroom flats, demolition of the existing 8 garages and provision of 21 car parking spaces, bicycle parking, refuse/recycling storage and landscaping.

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 and informatives set out in the report of the Chief Planner.

**4.6
KELSEY AND EDEN PARK**

(11/00167/FULL1) - Elmer Lodge, 11 Dunbar Avenue, Beckenham.

Description of application - Construction of shed with canopy for storage purposes.

Members having considered the report and objections, **RESOLVED that the application BE DEFERRED**, without prejudice to any future consideration, to seek a reduction in the height of the building.

**4.7
DARWIN**

(11/00259/FULL1) - Land known as Blue Field, Berrys Green Road, Berrys Green, Westerham.

Description of application - 2 single storey buildings comprising 3 stables, feed store and tack room
RETROSPECTIVE APPLICATION.

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

1 The use of the land for the keeping and grazing of horses and the operational development which has taken place on site to support that use has resulted in an overdevelopment of the site and an unacceptable overintensive use which is inappropriate in this sensitive Green Belt site, contrary to policies G1 and

BE1 of the Unitary Development Plan. **IT WAS FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF THE UNAUTHORISED STABLE BLOCK AND TOOL SHED.**

**4.8
CLOCK HOUSE**

**(11/00265/EXTEND) - Broadwater Cottage,
Blakeney Road, Beckenham.**

Description of application - Extension of time limit for implementation of permission reference 06/03453 granted on appeal for demolition of existing house and garage and erection of four storey block comprising 6 two bedroom flats with 9 car parking spaces/cycle store.

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

Planning permission had been granted on appeal by the Planning Inspectorate in 2008. Councillor Simon Fawthrop commented that PPS3 had come into effect since that time, recognising a long necessary change of emphasis. In addition, the Draft London Plan also highlighted the importance of gardens. Taking the above into account, there had been a material change since the Planning Inspector had made his decision. Councillor Fawthrop therefore moved that the application be refused.

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. Councillor Simon Fawthrop's vote against permission was noted.

**4.9
CRAY VALLEY EAST**

**(11/00426/FULL1) - Land rear of 7 to 10 Crays
Parade, Main Road, 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.

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

Councillor Simon Fawthrop commented that since the application had been granted by the Planning

Inspectorate, there had been a material change in circumstances as Invicta Works had been granted permission to build a large number of houses with on-street parking which would have a material effect on density and parking issues relating to this application. Taking the above into account, Councillor Fawthrop moved that the application be refused on the grounds of overdevelopment and parking issues.

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

Councillor Fawthrop's vote against permission was noted.

**4.10
FARNBOROUGH AND
CROFTON**

**(11/00540/FULL1) - The Spinney, 31 Park Avenue,
Farnborough, Orpington.**

Description of application - Detached two storey 7 bedroom dwelling including accommodation in roof space with attached triple garage with accommodation above and attached single storey building for swimming pool/gym with associated parking and access road (Plot 1).

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

Comments from Ward Member, Councillor Charles Joel were reported.

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 with the addition of a further condition to read:-
"15 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."

**4.11
BICKLEY**

(11/00691/FULL6) - 70 Hill Brow, Bromley.

Description of application - One/two storey side and rear extension.

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

1 The proposal would result in a cramped overdevelopment of the site, lacking in adequate side space which would be detrimental to the spatial standards of the area and thereby contrary to Policies BE1 and H9 of the Unitary Development Plan.

SECTION 3

(Applications recommended for permission, approval or consent)

4.12 BICKLEY

(11/00327/FULL1) - 4 Mount Close, Bromley.

Description of application - Demolition of existing dwelling and erection of two storey five bedroom replacement dwelling with accommodation in roof space.

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

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

1. The proposed development by reason of its excessive footprint, bulk and height, 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.

4.13 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 were received at the meeting.

It was reported that no objections to the application had been received from Environmental Health. 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 informative in the report amended to read:-

“1 The applicant is advised that the boundary enclosures should be retained as existing and any proposed changes should be discussed with the Local Planning Authority.

2 The applicant is advised that the lawful use of the site, as permitted under ref. 90/03098 is for a community mental health day care centre (Class D1). If any change to the use is proposed then advice should be sought from the Local Planning Authority.

3 The applicant is advised that the use shall not operate on any Saturday, Sunday or Bank Holiday, Christmas Day or Good Friday nor before 0900 hrs or after 1700 hrs on any other day with the exception of a maximum of two evening sessions per week to operate only between 1800 hrs and 1930 hrs, Monday to Friday as outlined in Condition 98 of ref 90/03098. Deliveries shall take place between 0900 hrs and 1700 hrs, Mondays to Fridays in order to safeguard residential amenities.”

**4.14
WEST WICKHAM**

(11/00441/FULL1) - 138 Hayes Chase, West Wickham.

Description of application - Erection of a 6 bedroom two storey detached house including accommodation within the roof space and integral garage.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Jane Beckley 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 seek more detailed drainage comments, Environment Agency comments and to look at London Plan policies.

**4.15
CRAY VALLEY EAST**

(11/00517/FULL1) - Land adjacent to Kevington County Primary School, Sweeps Lane, Orpington.

Description of application - 2 agricultural buildings, excavation and import/deposit of material to level land and provide access track.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the

conditions and informatives set out in the report of the Chief Planner with the addition of a further three conditions to read:-

“7 Details of the proposed materials and means of drainage to be used on the hardstanding shall be submitted to the Council for approval before the commencement of the development hereby permitted and shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory means of surface water drainage and to comply with the Unitary Development Plan.

8 The two detached buildings hereby permitted shall be sited in accordance with the layout plan received 18 January 2011 and the elevational treatment shall be as drawing ref AW10-06-01Rev2/GP-02.

Reason: In order to safeguard the visual amenities of the Green Belt.

9 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.”

**4.16
BROMLEY TOWN
CONSERVATION AREA**

(11/00532/FULL3) - Bank Chambers, 143 High Street, Bromley.

Description of application - Second floor extension, elevational alterations, balconies and roof terrace to side and rear elevations and conversion of first floor second floors into five 1 bedroom flats and one 2 bedroom flat.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the deletion of Condition 4 (H33).

**4.17
DARWIN**

(11/00661/FULL1) - 9 Moselle Road, Biggin Hill.

Description of application - Revision to application ref: 08/03708 allowed at appeal to incorporate two 2 storey rear extensions to both semi-detached houses.

Oral representations in objection to the application were received at the meeting.
It was reported that further objections to the application had been received.
It was reported that a further letter from the applicant had been received.
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.

**4.18
WEST WICKHAM**

(11/00802/FULL1) - 65 Grosvenor Road, West Wickham.

Description of application - Demolition of existing dwelling and erection of detached two storey block with accommodation in roof space comprising 4 two bedroom flats with a new vehicular access and 4 car parking spaces and bin store to rear.

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 seek an increase in the number of car parking spaces.

**4.19
BICKLEY**

(11/00880/FULL1) - The Birches, Westbury Road, Bromley.

Description of application - Three bedroom detached dwelling (on land rear of The Birches fronting Park Farm Road).

Oral representations in support of the application were received at the meeting.
Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-
1 The proposal would result in an overdevelopment of the site, out of character with the surrounding area and thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

**4.20
CHISLEHURST**

(11/00918/FULL6) - 75 Holmdale Road, Chislehurst.

Description of application - Single storey rear extension.

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

SECTION 4

(Applications recommended for refusal or disapproval of details)

**4.21
PLAISTOW AND
SUNDRIDGE
CONSERVATION AREA**

(11/00409/FULL) - 63 Widmore Road, Bromley.

Description of application - Erection of detached single storey building for use as office (class B1).
RETROSPECTIVE APPLICATION.

Members having considered the report, **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 SEEK REMOVAL OF THE BUILDING AND USE.**

The Meeting ended at 9.10 pm

Chairman