



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333

CONTACT: Lisa Thornley
lisa.thornley@bromley.gov.uk

DIRECT LINE: 020 8461 7566

FAX: 020 8290 0608

DATE: 5 September 2018

DEVELOPMENT CONTROL COMMITTEE

Meeting to be held on Tuesday 11 September 2018

The attached amended report contains no major changes and is re-published solely to outline individual appendices and page numbers.

- 8 PLANNING APPEALS MONITORING REPORT: APRIL 2017 TO MARCH 2018 - UPDATE (Pages 1 - 24)**

*Copies of the documents referred to above can be obtained from
<http://cds.bromley.gov.uk/>*

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Report No.
DRR18/050

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Tuesday 11 September 2018

Decision Type: Non-Urgent Non-Executive Non-Key

Title: PLANNING APPEALS MONITORING REPORT: APRIL 2017 TO MARCH 2018 - UPDATE

Contact Officer: John Stephenson, Development Control Manager (Appeals and Planning Investigation)
Tel: 0208 461 7887 E-mail: John.Stephenson@bromley.gov.uk

Chief Officer: Jim Kehoe, Chief Planner

Ward: (All Wards);

1. Reason for report

This report is as a result of Members' request for further details on the previous report regarding planning appeals received and decided for the year 2017/18.

2. **RECOMMENDATION(S)**

Members note the report.

Impact on Vulnerable Adults and Children

1. Summary of Impact: none directly from this report
-

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Quality Environment
-

Financial

1. Cost of proposal: Not Applicable:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: N/A
 5. Source of funding: N/A
-

Personnel

1. Number of staff (current and additional): 50.4ftes
 2. If from existing staff resources, number of staff hours: n/a
-

Legal

1. Legal Requirement: Statutory Requirement:
 2. Call-in: Not Applicable:
-

Procurement

1. Summary of Procurement Implications: n/a
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): n/a
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments: n/a

3. COMMENTARY

- 3.1 The table (1) below provides a summary of appeals activity in the period 1 April 2017 to 31 March 2018. During that time 380 appeals were lodged during the same period 329 appeal decisions were received of which 204 were dismissed, 123 were allowed and 2 were part allowed/part dismissed.
- 3.2 The breakdown by appeal procedure for 2017/2018 compared with 2016/2017 is summarised below:

Table (1)

Appeals Lodged	Bromley	Bromley
Procedure	2016-2017	2017-2018
Fast track	144 (41%)	156 (41%)
Written Representations	193 (55%)	216 (57%)
Informal Hearing	9 (3%)	3 (1%)
Local Inquiry	3 (1%)	5 (1%)
TOTAL	351	380

This represents a slight increase for Bromley in the proportion of written representation cases.

- 3.3 The number of appeal cases that Bromley are dealing with has increased significantly and our success rate has improved when compared to last year.

Table (2)

Appeal decisions in Bromley Borough 2017/2018*					
	Fastrack	Written	Hearing	Inquiry	Total
No. of appeals allowed	64	48	1	8	121
No. of appeals dismissed	90	104	2	1	197
No. of appeals Part allowed/dismissed	1	0	0	1	2
Total appeals decided	155	152	3	10	320
% appeals allowed	41%	32%	33%	80%	38%
National comparison¹	38%	31%	44%	46%	33%

*Figures do not include Enforcement appeals

In 2017/2018, overall 38% of Planning Appeals were allowed, this is where planning permission is granted, a slight decrease when compared with 2016/2017 in which 40% were allowed.

- 3.4 A breakdown of appeal decisions is as follows:

Number of applications determined at delegated committee: 249

Number of applications determined at Plans Sub Committee: 71

Number of applications recommended for permission which were overturned at committee: 30

Of those that were overturned **8** were dismissed at appeal and **22** were allowed at appeal

Of those that were overturned **7** cost claims were submitted, **4** were refused and **3** were allowed.

¹ Source: Planning Inspectorate Statistical Report (figures provisional)

In total **21** cost claims were received against planning appeals, **12** were refused and **5** were allowed

Sundridge Park Manor x 4 = 2 recommended for refusal and 2 overturned claim for £250k = paid £150k

Lilly's Farm, Chelsfield Lane deleted decision recommended for refusal = awaiting claim

Yonder Farm = recommended for refusal, partial award = paid £3,295

Kemnal Stables = overturned at PSC, partial award = £20k claimed, pending negotiation

Land Jct South Eden Park Road x 2 = recommended for refusal, partial award = awaiting claim

- 3.5 The List of inquiries as requested is sent out weekly to all Councillors, I have attached a copy of the current list as Appendix 5.
- 3.6 Comparison figures with other London Boroughs as requested see the list attached as Appendix 6.

Non-Applicable Sections:	Impact on vulnerable adults and children, Policy, Financial Legal, Procurement and Personnel Implications
Background Documents: (Access via Contact Officer)	N/A

PLANNING APPEALS MONITORING REPORT: APRIL 2017 TO MARCH 2018 – UPDATE

This committee report is a revision to that published.

This report is as a result of Members' request for further details on the previous report regarding planning appeals received and decided for the year 2017/2018. Included in this report for ease of reference the following documents have been appended.

List of appendices:

- Appendix 1** Planning Appeals – Costs 2017-2018 – reported at the Renewal, Recreation and Housing Policy Development and Scrutiny Committee on 26 June 2018
- Appendix 2** Planning Appeals – Costs 2017-2018 report, Appendix 1 – Planning Appeals cost claims received 2017-2018
- Appendix 3** Planning Appeals – Costs 2017-2018 report, Appendix 2 – Planning Appeals cost claims paid 2017-2018
- Appendix 4** Planning appeals monitoring report: April 2017 to March 2018 – reported to both Renewal, Recreation and Housing Policy Development and Scrutiny Committee on 26 June 2018 and Development Control Committee on 21 June 2018
- Appendix 5** A list of current public inquiry and hearings.
- Appendix 6** Decisions by local planning authority S78 planning appeals England – April 2017-March 2018

Appendix 1

**Planning Appeals – Costs 2017-2018 –
reported at the Renewal, Recreation and
Housing Policy Development and Scrutiny Committee on 26 June 2018**

Decision Maker: RENEWAL, RECREATION AND HOUSING POLICY
DEVELOPMENT AND SCRUTINY COMMITTEE

Date: Tuesday 26 June 2018

Decision Type: Non-Urgent Non-Executive Non-Key

Title: PLANNING APPEALS - COSTS 2017-2018

Contact Officer: John Stephenson, Planning Appeals and Enforcement Manager Officer
Tel: 0208 313 4687 E-mail: John.Stephenson@bromley.gov.uk

Chief Officer: Jim Kehoe, Chief Planner

Ward: (All Wards);

1. Reason for report

This report provides an update on the award of costs from planning appeals made in the financial year 2017/2018. **12** applications claiming for costs were made in the period April 2017 to March 2018 of which **4** have been allowed and **8** refused. (**Appendix 1**)

The report also provides an update on cost claims that were paid in 2017/2018. The total of planning appeal cost claims paid in 2017/2018 is **£172,308 (Appendix 2)**

The Council have actively been applying for an award of costs against the appellant where the Council believe they have acted unreasonably. One such case has been applied for within this financial year and payment received.

2. **RECOMMENDATION(S)**

Members note the report

Impact on Vulnerable Adults and Children

1. Summary of Impact: N/A
-

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Quality Environment
-

Financial

1. Cost of proposal: N/A as reporting on actual spend
 2. Ongoing costs: N/A
 3. Budget head/performance centre: Central Contingency
 4. Total current budget for this head: £60k
 5. Source of funding: Central Contingency for 2017/18
-

Personnel

1. Number of staff (current and additional):50.4ftes
 2. If from existing staff resources, number of staff hours: n/a
-

Legal

1. Legal Requirement: Statutory Requirement
 2. Call-in: Not Applicable:
-

Procurement

1. Summary of Procurement Implications: None directly from this report
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 In planning and enforcement appeals the main parties are normally expected to meet their own expenses irrespective of the outcome. Costs may be awarded on the grounds of 'unreasonable behaviour' resulting in unnecessary wasted expense. Policy guidance concerning the costs procedure was provided in the Costs Circular (CLG Circular 03/09). On 6 March 2014 Circular 03/09 was superseded by National Planning Practice Policy Guidance (NPPG) concerning Appeals.
- 3.2 Section 4 of the NPPG Appeals guidance sets out the circumstances when an award of costs may be applied for. The award of costs supports an effective and timely planning system in which all parties are required to behave reasonably. In order to support this aim further, it is stated that Inspectors will now use their existing legal powers to make an award of costs where they have found unreasonable behaviour, including cases where no application has been made by either party, applying the same guidance when deciding an application for an award of costs, or making an award at their own initiative. Costs may be awarded at the initiative of the Inspector in relation to planning appeals received on or after 1 October 2013.
- 3.3 Costs awards may also be made against statutory consultees as there is a clear expectation that a statutory consultee will substantiate its advice at appeal.
- 3.4 In Local Planning Authorities with a high appeals workload such as Bromley, the number of claims against the Council can be significant. Bromley consistently has one of the highest number of planning appeals in the UK. The volume of appeals is reflected in the relatively high number of claims for costs.
- 3.5 The number of costs claims against the Council has reduced this financial year to just 12 compared to 2016/17 where 27 claims were received. However the amounts claimed can vary significantly depending on the type of case. It is not sufficient for the appellant to claim costs on the grounds that the Council has made an incorrect decision. It is necessary to demonstrate that the Council has acted unreasonably, for example if it is unable to produce convincing evidence in support of its reasons to refuse permission.
- 3.6 Factors which have persuaded Planning Inspectors to award costs against the Council in 2017/18 have included failing to produce evidence to substantiate its reasons for refusal, unsupported by objective analysis, and the withdrawal of a ground of refusal/introduction of a ground of refusal.
- 3.7 This report principally provides an update on the award of costs in planning appeals that were received by the Planning Inspectorate in financial year 2017/2018. **12** applications claiming for costs were made in the period April 2017 to March 2018 of which **4** have been allowed and **8** refused
- 3.8 The report also provides an update on cost claims that were paid in 2017/2018 arising from planning appeals made in previous years totalling **£19k**. The total of planning appeal cost claims paid in 2017/2018 is **£172k**.
- 3.9 Members are notified of all cost decisions together with all appeal decisions on a weekly basis. A list of all cost applications received and their decisions in 2017/2018 is attached. (**Appendix 1**). A list of all cost claims paid in 2017/2018 is also attached. This includes payments arising from planning appeals in previous years (**Appendix 2**).
- 3.10 In some cases the decisions made at committee may be contrary to officer's recommendations. Whilst the Council is not bound to accept the advice given by officers, on appeal it will be required to show that there are reasonable planning grounds for doing so, and that the relevant evidence is provided to justify its decision.
- 3.11 The Council have applied for an award of costs against the appellant where the Council believe they have acted unreasonably. One such case has been applied for within this financial year and award to the Council, payment has been received.

4. FINANCIAL IMPLICATIONS

- 4.1 A total of **£172k** has been paid during 2017/2018 in settlement of planning appeal cost claims received. This includes some of the previous outstanding claims from 2016/2017. These additional costs have been contained within the overall planning budget.
- 4.2 Three claims against appeal decisions made in 2017/2018 are awaiting submission and one is pending negotiation.
- 4.3 The 2017/18 Provision Outturn report included a total provision of **£147k** for outstanding claims (including previous years).

Non-Applicable Sections:	Policy, Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	N/A

Appendix 2

**Planning Appeals – Costs 2017-2018 report, Appendix 1 –
Planning Appeals cost claims received 2017-2018**

**APPENDIX 1
PLANNING APPEALS COST CLAIMS RECEIVED 2017-2018**

KEY	13/14	14/15	15/16											
	16/17	17/18	18/19											
Case Ref	Appeal received	Appeal type	cost officer	Appeal site	Cost decision	Date of cost decision	Permission recommended	Cost claim status	Amount claiming	Cost Advocate Fees	Amount paid	DATE PAID	appeal description	Summary [reasons costs award allowed]
16/04259	Apr-17	Written	cml	2 The Avenue, Bickley	refused	27.9.17	yes	n/a	n/a	n/a	n/a	n/a	Proposed erection of a two storey two bedroom dwelling	n
16/05212	May-17	Written	db	Lillys Farm, Chelsfield Lane	allowed	18.10.17	no	await claim	£ 5,000.00	n/a			Variation of Condition 11 of planning permission 15/01024 (allowed at appeal) concerning accordance with approved plans to enable the construction of full basements beneath the approved dwellings	
17/00700	May-17	Written	als	15 Logs Hill, Chislehurst	refused	6.12.17	no	N/A	n/a	n/a		n/a	addition of lower ground floor window to front elevation with associated excavation works and retaining wall LAWFUL DEVELOPMENT CERTIFICATE	n/a
17/00282	Jun-17	Written	als	1 Walnuts Road, Orpington	refused	23.11.17	no	N/A	n/a	n/a	n/a	n/a	Two storey two bedroom end-of-terrace house on land adjacent to 1 Walnuts Road with associated car parking to rear, and first floor rear extension to 1 Walnuts Road.	n/a
16/02613	May-17	inquiry	S Sensecall	land at jct South Eden Park Road and Bucknall Way, Beckenham	partial award	22.3.18	no	awaiting	£ 20,000.00				Residential development comprising of 105 units with a mixture of 4 bedroom houses and one, two and three bedroom apartments together with concierges office and associated basement car parking (OUTLINE APPLICATION)	LBB withdrawal of ground of refusal, causing appellant wasted expense in having to provide evidence on a ground that should not have been there. Introduction of an additional refusal reason at inquiry - resulting in lengthening inquiry
17/00757	Jun-17	inquiry	S Sensecall	land at jct South Eden Park Road and Bucknall Way, Beckenham	partial award	22.3.18	no	as above	as above	n/a	n/a	n/a	Residential development comprising 15 four stor	as above
15/01025	May-17	Written	db	Lilly's Farm, Chelsfield Lane, Orpington	allowed	18.10.17	no	awaiting claim	£ 5,000.00				Variation of Condition 11 of planning permission 15/01024 (allowed at appeal) concerning accordance with approved plans to enable the construction of full basements beneath the approved dwellings	Council relied on vague and generalised assertion to support its position failed to substantiate how proposal would amount to inappropriate development
16/05859	May-17	Written	db	45 Southlands Grove, Bickley	refused	28.9.17	no	n/a	n/a	n/a	n/a	n/a	Subdivision of four bedroom dwelling into 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling, and elevational alterations.	na
17/00892	Jun-17	Written	cp	27-29 College Road, Bromley	refused	13.12.17	no	N/A	n/a	n/a	n	n/a	Erection of a four storey building to provide 1 x two bedroom self-contained flat and 6 x one bedroom self-contained flats; the provision of a vehicular access; and four parking spaces	
17/01485	Jul-17	Fast track		70 Sutherland Avenue, Biggin Hill	refused	11.12.17	no	N/A	n/a	n/a	n	n/a	Proposed creation of a lower ground floor self-contained annexe accommodation facilitated by the erection of a lower ground infill extension, two new entrance porches, the development of a full first floor facilitated by changes to the roof inclusive of raising of the ridge and eaves height, fenestration changes.	na
17/00812	Jul-17	Written	cml	24 Downs Hill, Beckenham	refused	23.11.17	yes	N/A	n/a	n/a	n	n/a	Demolition of host dwelling and erection of new detached house.	na
17/01264	Jul-17	Fast track	als	13 Riverside Close, Orpington	refused	16.11.17	yes	N/A	n/a	n/a	n/a	n/a	Detached timber outbuilding	na

**APPENDIX 1
PLANNING APPEALS COST CLAIMS RECEIVED 2017-2018**

Case Ref	Appeal received	Appeal type	cost officer	Appeal site	Cost decision	Date of cost decision	Permission recommended	Cost claim status	Amount claiming	Cost Advocate Fees	Amount paid	DATE PAID	appeal description	Summary [reasons costs award allowed]
17/03076	Nov-17	Inquiry	external	Kemnal Stables, Kemnal Road	allowed	12.3.18	yes	pending negotiation	£ 20,000.00				Demolition of existing residential building, stables with sand schools, flood lighting and office and the provision of 1 no. 4	Members overturn, Council did not provide any objective analysis or substantiated its concerns in respect of the size, location, design and siting having a harmful impact upon the openness and character of the GB.
17/01955	Oct-17	Written	db	61 The Avenue, Beckenham	allowed	14.5.18	yes	awaiting claim	£ 10,000.00				Demolition of existing dwelling and erection of 2 two storey buildings with basements and accommodation in roof space, each comprising 3 no. two bedroom flats (6 flats in total) including formation of lightwells, associated landscaping, cycle and car parking and formation of vehicular access.	Members overturn, Council failed to provide evidence why the appeal proposal would result in an overdevelopment of the site. An application

Appendix 3

**Planning Appeals – Costs 2017-2018 report,
(Appendix 2 – Planning Appeals cost claims paid 2017-2018)**

**APPENDIX 2
PLANNING APPEALS COST CLAIMS PAID 2017-2018**

KEY	13/14	14/15	15/16											
	16/17	17/18	18/19											
Case Ref	Appeal received	Appeal type	cost officer	Appeal site	Cost decision	Date of cost decision	Permission recommended	Cost claim status	Amount claiming	Cost Advocate Fees	Amount paid	DATE PAID	appeal description	Summary [reasons costs award allowed]
15/00593	Dec-15	inquiry	external	Yonder Farm, Downe	Partial allowed	20.10.17	enf	paid	£ 3,295.00	n/a	£ 3,295.43	29.11.17	unauthorised change of use to a mixed use as commercial livery yard workers accommodation.	failed to properly prepare case
15/05474	Jun-16	written	db	65/67 Cameron Road	allowed	16.12.16	no	paid	£ 2,250.00	n/a	£ 2,250.00	26.6.17	Construction of a single storey building for use as a day nursery (Use Class D1) and associated access, parking, refuse storage and landscaping.	The council failed to submit any substantive technical evidence with the appeal.
16/02174	Aug-16	fast track	cl	27 Croydon Road, Keston	allowed	21.11.16	yes	paid	£ 1,600.00	n/a	£ 1,600.00	25.5.17	Two storey rear extension, elevational alterations to include first floor front and side extensions and an alteration and enlargement to the roof to provide habitable accommodation within the roof space, and front porch	The Council failed to determine similar cases in a consistent manner
15/02398 15/02399 16/04478 16/04477	Sep-16	public inquiry	db	Sundridge Park Manor, Willoughby Lane, Bromley	allowed	29.6.17	2 no 2 yes	paid	£ 235,000.00	n/a	£ 150,000.00	25.2.18	Change of use of existing Grade 1 listed Mansion from hotel to 22 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure	The Council was unable to substantiate reasons for refusal. Conditions could have been imposed rather than refused.
16/01190	Jul-16	written	kad	25 Samos Road, Penge	allowed	25.11.16	yes	paid	£ 20,067.30	n/a	£ 5,567.75	25.5.17	Single storey side extension, part one/two storey rear extension, rear dormer extensions and conversion into 5 no. flats with associated parking	The Council failed to substantiate reason for refusal.
16/02275	Nov-16	Written	db	8 Stephen Close, Orpington	allowed	29.3.17	Non Determination	paid	£ 10,074.00	n/a	£ 9,594.80	20.3.18	Two storey rear, first floor side and single storey front extension and conversion of garage to habitable accommodation	Council presented vague, generalised and inaccurate assertions about the impact of the proposal. The Council responsible for procedural delays in planning application and appeal stages

172,307.98

Appendix 4

**Planning appeals monitoring report: April 2017 to March 2018 – reported to both
Renewal, Recreation and Housing Policy Development & Scrutiny Committee on 26 June 2018
and Development Control Committee on 21 June 2018**

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

**RENEWAL, RECREATION AND HOUSING POLICY
DEVELOPMENT AND SCRUTINY COMMITTEE**

Date: Thursday 21 June 2018
Tuesday 26 June 2018

Decision Type: Non-Urgent Non-Executive Non-Key

Title: PLANNING APPEALS MONITORING REPORT: APRIL 2017 TO
MARCH 2018

Contact Officer: John Stephenson, Planning Appeals and Enforcement Manager
Tel: 0208 313 4687 E-mail: John.Stephenson@bromley.gov.uk

Chief Officer: Jim Kehoe, Chief Planner

Ward: (All Wards)

1. Reason for report

The report provides an update on planning appeals received and decided for the year 2017/18.

2. **RECOMMENDATION**

Members note the report

Impact on Vulnerable Adults and Children

1. Summary of Impact: none directly from this report
-

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment Not Applicable:
-

Financial

1. Cost of proposal: Not Applicable:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: N/A
 5. Source of funding: N/A
-

Personnel

1. Number of staff (current and additional): 50.4ftes
 2. If from existing staff resources, number of staff hours: n/a
-

Legal

1. Legal Requirement: Statutory Requirement :
 2. Call-in: Not Applicable:
-

Procurement

1. Summary of Procurement Implications: none directly from this report
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): n/a
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments:

3. COMMENTARY

3.1 The table (1) below provides a summary of appeals activity in the period 1 April 2017 to 31 March 2018. During that time 380 appeals were lodged during the same period 329 appeal decisions were received of which 204 were dismissed, 123 were allowed and 2 were part allowed/part dismissed

3.2 The breakdown by appeal procedure for 2017/2018 compared with 2016/2017 is summarised below:

Table (1)

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TOTAL	351	380

This represents a slight increase for Bromley in the proportion of written representation cases.

3.3 The number of appeal cases that Bromley are dealing with has increased significantly and our success rate has improved when compared to last year.

Table (2)

Appeal decisions in Bromley Borough 2017/2018*					
	Fast track	Written	Hearing	Inquiry	Total
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No. of appeals dismissed	90	104	2	1	197
No. of appeals Part allowed/dismissed	1	0	0	1	2
Total appeals decided	155	152	3	10	320
% appeals allowed	41%	32%	33%	80%	38%
National comparison¹	38%	31%	44%	46%	33%

*Figures do not include Enforcement appeals

In 2017/2018, overall 38% of Planning Appeals were allowed, this is where planning permission is granted, a slight decrease when compared with 2016/2017 in which 40% were allowed.

4. FINANCIAL CONSIDERATIONS

4.1 Details of the appeal costs are included in a separate report on this agenda.

Non-Applicable Sections:	Policy, Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	N/A Planning Inspectorate Statistical Report (figures provisional) and their insert table number

¹ Source: Planning Inspectorate Statistical Report (figures provisional)

Appendix 5

A list of current public inquiry and hearings.

5 September 2018 - INQUIRY/HEARING DATES

DATE	SITE	DESCRIPTION	RULE 6/8 STATUS	PLANNING WITNESS	STATEMENT/ PROOF STATUS	COUNSEL	TYPE OF APPEAL	NOTIFICATI ON SENT
INQUIRY 22 nd August 2018 2 day required (1 st Date 14 th August 2018)	Land South Of The Manor, New Barn Lane, Westerham (17/00018) CIVIC CENTRE – RM 2	Change of use of Agricultural Building to Class C3 Dwellinghouse (56 day application for prior approval in respect of transport and highways, noise contamination, flooding risks, location and siting under Class Q of Part 3 of Schedule 2 of the GPDO 2015) (16/05331/FLXAG).	Sent	DB	Sent	Ian Rees Phillips	S78	Sent
INQUIRY 6 th November 2018 <u>4 Days</u>	St Hughes Playing Fields Bickley Road Bickley Bromley (DC/16/03315) COUNCIL CHAMBER	Proposed erection of a 6FE Secondary Boys School comprising a part 2 storey, part 3 storey school building of 8,443m2 including a sports hall (also for wider community use) together with hard and soft landscaping, creation of a new vehicular access on Chislehurst Road, 69 parking spaces, drop off/pick up area and associated works. Erection of a temporary 2 storey classroom block on site for 12 months to accommodate 5 classrooms, a laboratory, offices and toilets (amended submission of application DC/16/03315/FULL1).	26.10.18	DB	09.10.2018			
INQUIRY 20 th November 2018 <u>5 days</u>	1 Westmoreland Road Bromley BR2 0TB (DC/17/00429) CIVIC CENTRE – RM 2	Demolition of existing office (Class B1(a)) building and erection of a part 4/part 10 storey building (inclusive of lower and upper ground floor levels) for education use.	21.08.18	External consultant	23.10.18	Craig Howell Williams QC		
INQUIRY 15 th , 16 th , 17 th January 2019 <u>3 Days</u> x2 Appeals	Hayes Street Farm, Hayes Lane Bromley (CM 2 – Civic Centre)	Demolition of existing buildings with exception of Listed farmhouse and erection of 9 no. dwellings with associated works DC/17/05543/FULL1 Demolition of existing buildings with the exception of the listed farmhouse; erection of 9 no. dwellings with associated works. (APPLICATION FOR LISTED BUILDING CONSENT). DC/18/00137/LBC	20.09.18	TBC	18.12.2017			

Awaiting Dates

DATE	SITE	DESCRIPTION	RULE 6/8 STATUS	PLANNING WITNESS	STATEMENT/ PROOF STATUS	COUNSEL	TYPE OF APPEAL	NOTIFICATI ON SENT
HEARING TBC	Land near Warren Road on the East Side of Chelsfield Lane	Change of use of land to residential use for one Gypsy Traveller family, incorporating one static caravan and one touring caravan, together with parking for two vehicles and associated hardstanding, fencing and stable/dayroom. RETROSPECTIVE APPLICATION		DB		-		
INQUIRY TBC	Bronze Works, Kangley Bridge Road, Lower Sydenham London SE26 5AY	Use of building as 8 no. flats (Class C3) pursuant to grant of prior approval under reference 13/03598. (LAWFUL DEVELOPMENT CERTIFICATE - EXISTING)	TBC	KD	TBC			
INQUIRY TBC	Land to rear former Dylon International Premises, Station Approach, Lower Sydenham	Demolition of the existing buildings and redevelopment of the site by the erection of a four to eight storey development with basement parking, comprising 151 residential units (63, one bedroom; 80, two bedroom and 8 three bedroom) together with the construction of an estate road and ancillary car and cycle parking and the landscaping of the east part of the site to form open space accessible to the public.		External consultant				

<p>HEARING TBC</p>	<p>The Chinese Garage Ltd Wickham Road Beckenham BR3 6RH 17/03273/RECON</p>	<p>Minor material amendment under Section 73 of the Town and County Planning Act 1990 to allow a variation of the planning permission 16/02988/FULL1 for the change of use of the existing car showrooms and associated workshops (Sui Generis) and to two retail units (Class A1) and conversion of first floor to 2 two bedroom flats (Class C3) together with associated car parking, landscaping, external alterations and related internal works to Listed Building to allow removal of Condition 21 (Hours of Opening), 22 (Servicing Operations), and 23 (Use Class limitations).</p>	<p>Sent</p>	<p>DB</p>	<p>Sent</p>	<p>-</p>	<p>RECON</p>	
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Appendix 6

**Decisions by local planning authority S78 planning appeals England
April 2017-March 2018**

Decisions by local planning authority - s78 planning appeals
England - April 2017 - March 2018

Local Planning Authority	S78 Planning Appeals			
	Number decided	Number allowed	Split decision	% allowed
Bexley	92	42	1	46%
Bromley	308	120	1	39%
Croydon	147	46	0	31%
Greenwich	147	40	5	27%
Lewisham	113	23	3	20%
Southwark	74	13	0	18%
London (Total)	4324	1551	53	36%
England (Total)	15244	4947	207	32%