



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

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DATE: 13 July 2010

To: Members of the
DEVELOPMENT CONTROL COMMITTEE

Councillor Alexa Michael (Chairman)

Councillor Charles Joel (Vice-Chairman)

Councillors Reg Adams, Douglas Auld, Eric Bosshard, Katy Boughey,

Lydia Buttinger, Peter Dean, Simon Fawthrop, Peter Fookes, Will Harmer, John Ince,
Russell Jackson, Paul Lynch, Anne Manning, Russell Mellor and Richard Scoates

A meeting of the Development Control Committee will be held at Bromley Civic
Centre on **THURSDAY 22 JULY 2010 AT 7.30 PM**

MARK BOWEN

Director of Legal, Democratic and
Customer Services.

Public speaking on planning application reports is a feature at meetings of the Development Control Committee and Plans Sub-Committees. It is also possible for the public to speak on Contravention Reports and Tree Preservation Orders at Plans Sub-Committees. Members of the public wishing to speak will need to have already written to the Council expressing their view on the particular matter and have indicated their wish to do so to Democratic Services **by no later than 10.00 a.m.** on the working day before the date of the meeting.

The inclusion of public contributions, and their conduct, will be at the discretion of the Chairman. Such contributions will normally be limited to two speakers per proposal, one for and one against, each with three minutes to put their point across.

For further details, please telephone **020 8313 4745**.

A G E N D A

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

2 DECLARATIONS OF INTEREST

3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 25 MAY 2010
(Pages 3 - 10)

4 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING

To hear questions received in writing by the Legal, Democratic and Customer Services Department by 5 pm on Friday 16 July 2010 and to respond.

5 PLANNING REPORT (Pages 11 - 18)

Ward	Application Number and Address of Development
Penge and Cator	(10/01069/) - Extra Care Housing Anne Sutherland House, Thesiger Road, London SE20.

6 SECURED BY DESIGN

Presentation by P.C. Mick Lane

7 ADVISORY PANEL FOR CONSERVATION AREAS (APCA)

Presentation by David Wood and Ross Jones

8 RECENT CHANGES TO PPS3 (Pages 19 - 22)

9 BIGGIN HILL HERITAGE CENTRE WORKING PARTY (Pages 23 - 26)

10 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.

11 EXEMPT MINUTES OF THE MEETING HELD ON 25 MAY 2010 (Pages 27 - 28)

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 25 May 2010

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Reg Adams, Douglas Auld, Eric Bosshard,
Katy Boughey, Lydia Buttinger, Peter Dean, Simon Fawthrop,
Peter Fookes, Will Harmer, John Ince, Russell Jackson,
Paul Lynch, Anne Manning, Russell Mellor and Richard Scoates

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

No apologies for absence were received.

2 DECLARATIONS OF INTEREST

As a sitting Magistrate, Councillor Simon Fawthrop declared an interest in 39 Selby Road (one of the case studies presented in Item 6 - Enforcement Update).

3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 16 MARCH 2010

RESOLVED that the Minutes of the meeting held on 16 March 2010 be confirmed.

4 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING

No questions had been received.

5 PLANNING REPORT (on green paper)

The Committee considered the Chief Planner's report on the under mentioned planning application:

1. CHELSFIELD AND PRATTS BOTTOM WARD	(10/00844/FULL1) Demolition of north-east and south-west wings of school and alterations to central block. 2 single storey extensions to provide replacement classrooms and children and family centre (including replacement nursery) with hard play area and 18 car parking spaces at The Highway Primary School, The Highway, Orpington.
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The Chairman did not view the application as contentious on the basis that the design of the proposed development would 'sit comfortably' with the remainder of the school buildings; the land was not protected land and no objections to the application had been received.

Ward Member, Councillor Russell Jackson (who was also a Member of the Committee), spoke in support of the application.

One Member emphasised the need for any mature trees on site to be protected. The Chief Planner drew Members' attention to page 13 of the report which included the following paragraph:- 'With regard to trees, the tree reports describe the trees on the site and the impact of the proposed development. It is considered that no significant trees will be lost as a result of the proposal.'

It was suggested that if the application were to be approved, a slab level condition should be imposed.

The Chief Planner confirmed that a full schedule of materials to be used for external surfaces had been received on 17 May 2010. It was suggested that Condition 4 be amended to reflect this.

One Member highlighted the unique design of the proposed development and was pleased to note that if the application were to be granted, the development work would not adversely affect the normal day-to-day activities of the school.

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 with Condition 4 being amended to read:-

"4 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and/or drawings unless otherwise agreed in writing by the Local Planning Authority."

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.

A further condition concerning slab levels was also added to read:-

"11 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.

6 ENFORCEMENT UPDATE

Report LDCS10085

In 2008 the Chairman reviewed the effectiveness of planning enforcement in Bromley and had made recommendations for improving enforcement service delivery. The current report provided a further update and suggested ways in which effectiveness could be further improved.

A presentation was given by the Development Control Manager and members of the Planning Legal Team who explained the procedures for investigating and rectifying breaches of planning control. Five case studies were shown to Members including 'before' and 'after' photographs of sites where a breach had been identified and the type of action that had been taken to rectify the breach.

In relation to paragraph 3.34 of the report, Members agreed that monthly enforcement updates be provided to individual Members on the complaints they had raised or had been involved with. It was also agreed that the frequency of the enforcement monitoring reports submitted to DC Committee should be increased from bi-annual to every quarter.

RESOLVED that:-

- 1) **monthly enforcement updates be provided to both (i) individual Members in relation to the complaints they had raised or had been involved with and (ii) other Members in the ward where the nature of the complaint was located; and**
- 2) **the frequency of the enforcement monitoring reports submitted to DC Committee be increased from twice yearly to every quarter.**

7 SIDE SPACE POLICY (H9)

Report LDCS10085

The Chairman considered an updating report on side space policy and the methods by which applications are determined.

Since August 2008, all applications involving a breach of side space policy had been reported to Committee. The report proposed a return to delegation procedures whereby all applications involving a breach of side space policy would be decided under delegated powers unless called in to Committee by a Ward Member or referred to Committee by the Chief Planner.

The Chairman was concerned that some applications were for development on protected land or in conservation areas and would therefore need special consideration. A second Member commented that a total of 47 applications had been decided at Committee which, over a 20 month period, did not equate to a vast amount.

Although a number of Members were in favour of returning to the system for determining applications under delegated powers it was agreed upon a vote to continue with the current arrangements of reporting breaches of side space policy to Committee.

RESOLVED that:-

- 1) the report be noted; and
- 2) all applications involving a breach of side space policy continue to be reported to Committee.

8 CONSULTATION ON DRAFT PPS - PLANNING FOR A LOW CARBON FUTURE

Report DRR10/00052

A new draft Planning Policy Statement (PPS) "*Planning for a Low Carbon Future*" published for consultation by the Government proposed to combine elements of, and replace, two existing PPS's - the supplement to PPS1 on climate change, and PPS22 on renewable energy. The consultation period would end on 1st June 2010 and a suggested response was appended to the report before the Committee.

To reflect Member concerns for policies and designations to protect local heritage assets and the character and quality of local areas, it was agreed that a further sentence should be added at the end of paragraph 3 of the Council's response stating that:

"This policy will undermine efforts of local authorities to maintain characteristics of Conservation Areas, Areas of Special Residential Character, Locally Listed buildings and other similarly designated areas and buildings."

Concerning the fourth paragraph of the proposed response and areas which would need to be strengthened, it was felt that reference should be made to an additional strain that would be placed on Council staff when already stretched.

RESOLVED that the draft response be agreed subject to the above comments being taken into account.

9 CONSULTATION ON DRAFT PPS - PLANNING FOR A NATURAL AND HEALTHY ENVIRONMENT

Report DRR 10/00050

A draft Planning Policy Statement (PPS) '*Planning for a Natural and Healthy Environment*' had been published by the Government for consultation. It was intended that the new PPS would replace:

- PPS 9 - Biodiversity and Geological Conservation
- Planning Policy Guidance (PPG) 17: Planning for Open Space, Sport and Recreation
- the parts of PPS 7 - Sustainable Development in Rural Areas relating to landscape protection, soil and agricultural land quality and forestry and
- PPG 20: Coastal Planning.

The draft PPS took account of the commitment in the 2007 White Paper, *Planning for a Sustainable Future* to streamline existing PPGs and PPSs and separate out policy from guidance. It reflected the objective of bringing together related policies on the natural environment and on open and green spaces in urban and rural areas to ensure that the planning system delivered healthy sustainable communities which would adapt to and were resilient to climate change and would give an appropriate level of protection to the natural environment.

The consultation period would end on 1st June 2010.

Those responding were asked to provide their response by way of Yes/No replies and comments to a number of questions - draft replies were appended to the report before the Committee along with draft comments as appropriate.

Having considered the replies, the Committee agreed that: the second sentence of the comment in reply to question 2 should be amended to read:

“Development should be the minimum necessary for genuine ancillary facilities only and all nonessential facilities (e.g. additional function rooms or indoor leisure) should be treated as inappropriate development.”

It also agreed that a comment should be inserted in reply to question 4 to reflect that *“plain english wording should stress the need for preservation and*

maintenance of green open spaces which could include rear gardens as well as sites.”

RESOLVED that the suggested response be approved taking account of the comments above.

10 DRAFT LONDON PLAN - EXAMINATION IN PUBLIC

Report DRR100053

Members considered a report outlining the timetable for Bromley's participation in the Draft Replacement London Plan Examination in Public (EIP) due to commence on 28th June 2010. The purpose of the Examination at City Hall was to provide an opportunity for a structured discussion and testing of the DRLP before an independent panel appointed by the Secretary of State for Communities and Local Government.

The Panel had published a Draft List of Matters and Participants setting out (1) the timetable for considering discussion matters and (2) participants selected for discussion against each DRLP policy. It was possible for anyone to observe the proceedings from the public gallery without participating in discussion.

From the draft list an indication was provided of dates when officers might be expected to attend City Hall, along with up to thirty others, to participate in discussion of the matter for each particular policy. Bromley could participate in about 30 of the policy discussions (out of 122 policies in the DRLP) covering areas where the Council had made specific comment.

There were several policies where Bromley was expected to 'hot seat' with other London Boroughs and for these cases arrangements would be made with the Panel Secretary to engage in discussion if considered necessary. In other discussions a more limited number of Boroughs had been invited to participate and "hot seating" would not be necessary.

Although in the original Draft List Bromley was excluded as a participant in matters under Policy 2.16 - *Strategic Outer London Development Centres (SOLDC)*, a request was subsequently made to include Bromley as a participant given that Biggin Hill was referred to in the policy as a potential SOLDC. A finalised list of Matters and Participants was expected to be published in late May.

Written statements could be provided to the Panel (although these were not necessary if the points were already covered in the original response) and priorities for Bromley attendance and participation were recommended in the report before the Committee.

Members considered the timetable and felt that priority for attendance and participation in discussion should be given to the following:

- Opportunity Areas and Intensification Areas and Annex 1 (6th July)
- Strategic Outer London Development Centres (6th July)
- Aviation (10th September)
- Parking (13th September)
- Increasing Housing Supply and Table 3.1 (5th October)
- Gypsies and travellers (11th October)

Accordingly Members felt it was important that London Councils allow Bromley representatives an opportunity to attend and participate in examination of the above matters. It was also recommended that written statements should be provided as appropriate on the above priorities for Bromley.

RESOLVED that the Executive be asked to agree the above priorities for attendance and participation in the London Plan EIP along with provision of written statements as appropriate.

- 11 **LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000**
- 12 **CONSULTATION BY DEPARTMENT FOR TRANSPORT REGARDING PROPOSED "SECURITY IN DESIGN OF STATIONS (SIDOS) GUIDE"**

Report DRR10/00049

Members were asked to agree responses to a proposed Department for Transport consultation referring to certain security matters.

RESOLVED that the Council's proposed responses to consultation questions be agreed and forwarded to the Department for Transport.

The Meeting ended at 9.35 pm

Chairman

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LONDON BOROUGH OF BROMLEY

TOWN PLANNING RENEWAL AND RECREATION DEPARTMENT

Committee (DC) on 22 July 2010

REPORT OF THE CHIEF PLANNER

Application No : 10/01069/FULL1

Ward:
Penge And Cator

Address : Anne Sutherland House Thesiger Road
Penge London SE20 7NN

OS Grid Ref: E: 535912 N: 170276

Applicant : Hanover Housing Association

Objections : YES

Description of Development:

Part one/ three storey block comprising extra care housing with communal facilities (41 one bedroom and 9 two bedroom flats) with 18 car parking spaces

Proposal

This application is for the demolition of the existing buildings, excluding Cranbrook Court, and erection of a block up to three storeys high comprising extra care housing (41 one bedroom and 9 two bedroom flats) with 18 car parking spaces. The application has been submitted by Hanover Housing Association. Various supporting documents were included with the application, including:

1. Design and Access Statement
2. Planning Policy Statement
3. Statement of Community Involvement
4. Transport statement
5. Drainage statement
6. Aboricultural Implications Assessment
7. Report on the Use of Low and Zero Carbon Emission Technologies

This proposal in total comprises 50 'Extra Care' self contained flats for older people with communal facilities. There will be a staff presence 24 hours a day.

Revised drawings were received on 28th June and 7th July 2010, which slightly amended the design of the proposal, although no fundamental changes have been made.

Members will recall that a previous scheme was submitted under Ref 07/03009 for the demolition of the existing buildings and erection of a block up to three storeys high comprising 60 bedroom care home, and an 8 bedroom Special Care Unit (SCU) with 32 car parking spaces. This earlier application was submitted by Shaw Healthcare. Permission was granted on 29th October 2007.

The scheme will cover a greater proportion of the site than the current existing buildings and will result in the loss of a number of trees and open areas. However, Members should be aware that the principle of redeveloping the site has been established by the previous permission Ref 07/03009.

Location

The application site is an irregular shaped area which tapers down to a point at its north eastern extremity and has a section of frontage to Parish Lane on its south-eastern side. Its main access is from Thesiger Road on its north-western side which also serves the Broomleigh Housing development on the corner of Thesiger Road and Parish Lane known as Cranbrook Court. The existing buildings, which comprise a care home appear to date from the 1970s, and are of red brick construction with pitched tile roofs, and are up to three storeys in height although some parts are two storey. The existing buildings are set well back from the Parish Lane frontage along which there is an attractive open grassed area with a number of mature maple trees. This contributes to the character of the area which is predominantly urban. On the western part of the site the majority of the area between the existing care home and the Cranbrook Court is tarmac and is used for car parking, although there are a number of mature trees in this area which soften its appearance. The triangular piece of land at the north-eastern end of the site, bounded by a brick wall, is open tarmac and grass and contains garages and a group of maple trees. The surrounding area is predominantly residential with private late 19th century semi-detached properties running along the eastern boundary of the site in Kings Hall Road and post war blocks of flats along Thesiger Road on the western side.

Consultations

Comments from local residents

Nearby owners/occupiers were notified of the application and various objections have been received that raise the following issues:

- The loss of many attractive trees across the site will have a detrimental effect on the area and result in greater overlooking

- Three storey building will appear large and overbearing, and will block daylight and sunlight, especially because of the constrained nature of the site and the proximity of existing residential development
- Loss of privacy and amenity to nearby residential properties.
- Increased traffic in an already congested area
- Inadequate parking for scheme

Comments from Consultees

Thames Water has raised no objections but suggests various informatives and conditions be attached to any permission.

From a tree and landscape point of view, the proposal would have a similar impact on trees to the previously approved scheme (Ref 07/03009). It is noted that there are a number of mature trees across the site. The proposed new building occupying a greater area of the site will mean the loss of a number of the trees. Concerns are raised particularly about the trees shown to be retained along the Parish Lane frontage which are an attractive feature of the site and are important to the locality as this is an area where there are a limited number of trees. The proximity of the proposed construction works means that these trees are very unlikely to survive and their loss would be detrimental to the amenities of the area. However the principle of their loss has already been accepted by the previous permission.

From a housing point of view, the scheme is supported.

No objections have been raised from a waste point of view.

From a highways perspective, certain queries have been raised in relation to parking provision (18 spaces). A case has been made by the applicants to support the proposed parking provision, which they argue is adequate. The applicants state that in their experience, car ownership by residents in extra care schemes is low, and that staff in urban areas will often use public transport.

No objections are raised from a drainage point of view, but the applicant is advised to consult with Thames Water in order to connect with the nearest public surface water sewer in Parish Lane.

The Crime Prevention Officer has raised various issues, and suggests a standard 'Secure by Design' condition be attached to any permission.

Planning Considerations

The application should be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of new development

H4 Supported Housing
NE7 Development and trees
C1 Community facilities
C2 Community facilities and development
C5 Facilities for vulnerable groups
C6 Residential proposals for people with particular accommodation requirements

Applications must also accord with the London Plan 2004 as amended (2008) and relevant Government guidance.

Planning History

As previously stated, a scheme was submitted under Ref 07/03009 for the demolition of the existing buildings and erection of a part one / two / three storey block comprising 60 bedroom care home, and an 8 bedroom Special Care Unit (SCU) with 32 car parking spaces. This earlier application was submitted by Shaw Healthcare. Permission was granted on 29th October 2007.

Conclusions

The key issues relating to this proposal are: (i) the effect that it would have on the character and appearance of the area, including the trees on site; (ii) the effect on neighbouring properties; (iii) the effect on highway safety; (iv) the need for specialist housing.

In assessing this scheme, Members should be mindful that permission has already been granted for a substantial scheme for a care home under Ref 07/03009.

The proposed development is a substantial scheme on a constrained and irregularly shaped site. It will cover a greater proportion of the site than the existing buildings and will therefore result in the loss of some of the existing green areas and trees that surround the current development. It rises to a maximum of three storeys but there are variations in height. Although large, the design attempts to break up the substantial volume of the building into smaller elements. In addition, it is proposed to employ a variety of materials which should reduce the apparent volume of the building. The development will certainly appear more prominent to the Parish Lane frontage as the proposed development is nearer this front boundary than the existing building, and would be closer to the trees shown to be retained along that frontage.

In terms of the proposal's setting, some of the grassed area to the Parish Lane frontage will be lost as well as other existing amenity space and a number of significant existing trees are to be removed. The proximity of the proposed construction works means that the trees along the Parish Lane frontage may not survive and their loss would be detrimental to the amenities of the area where there are limited trees. However, it should be stressed that the impact on these trees has already been accepted by the previous permission (Ref 07/03009).

In terms of the neighbouring properties, the proposed building would also be closer to residential development than the existing current building, so it will be necessary for Members to carefully assess its impact and ensure that that it will not harm the amenity of occupiers of neighbouring buildings. The applicants refer to the fact that the proposal aims to reduce the amount of overlooking by facing a number of the flats into the courtyard areas, rather than directly overlooking adjacent residential properties.

In terms of highways, Members will need to be satisfied that the level of parking is appropriate for the scheme, taking into account the comments of the applicants.

Adopted development plan policy also recognises that there are local needs for specialist housing accommodation. Such proposals will normally be permitted subject to satisfactory design standards to ensure that a satisfactory quality environment is created for the intended occupants and to safeguard local residential amenity standards. Members will need to take this policy into account in their assessment of this scheme.

In conclusion, under Ref 07/03009 Members granted permission for a substantial building on this site for a care home and special care unit. The current scheme is similarly significant in terms of scale, bulk and massing. However, it may be considered that the design of the current proposal better breaks up the bulk of the building than the earlier scheme. The proposal would accord with the UDP policies in that it provides specialist facilities to meet the needs of the borough.

The aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Background papers referred to during production of this report comprise all correspondence on files Ref 07/03009, excluding exempt information.

As amended by documents received 28/06/2010 and 07/07/2010.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | |
|--------|--|
| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACA04 | Landscaping Scheme - full app no details |
| ACA04R | Reason A04 |
| 3ACA07 | Boundary enclosure - no detail submitted |

ACA07R	Reason A07
4ACB01	Trees to be retained during building op.
ACB01R	Reason B01
5ACB02	Trees - protective fencing
ACB02R	Reason B02
6ACB03	Trees - no bonfires
ACB03R	Reason B03
7ACB04	Trees - no trenches, pipelines or drains
ACB04R	Reason B04
8ACC01	Satisfactory materials (ext'nl surfaces)
ACC01R	Reason C01
9ACD02	Surface water drainage - no det. submitt
ADD02R	Reason D02
10ACH03	Satisfactory parking - full application
ACH03R	Reason H03
11ACH16	Hardstanding for wash-down facilities
ACH16R	Reason H16
12ACH18	Refuse storage - no details submitted
ACH18R	Reason H18
13ACH22	Bicycle Parking
13ACH22	Bicycle Parking
14ACL01	Energy Strategy Report
ADL01R	Reason L01
15ACH30	Travel Plan
ACH30R	Reason H30
16ACI21	Secured By Design
ACI21R	I21 reason
17AJ02B	Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of new development

H4 Supported Housing

NE7 Development and trees

C1 Community facilities

C2 Community facilities and development

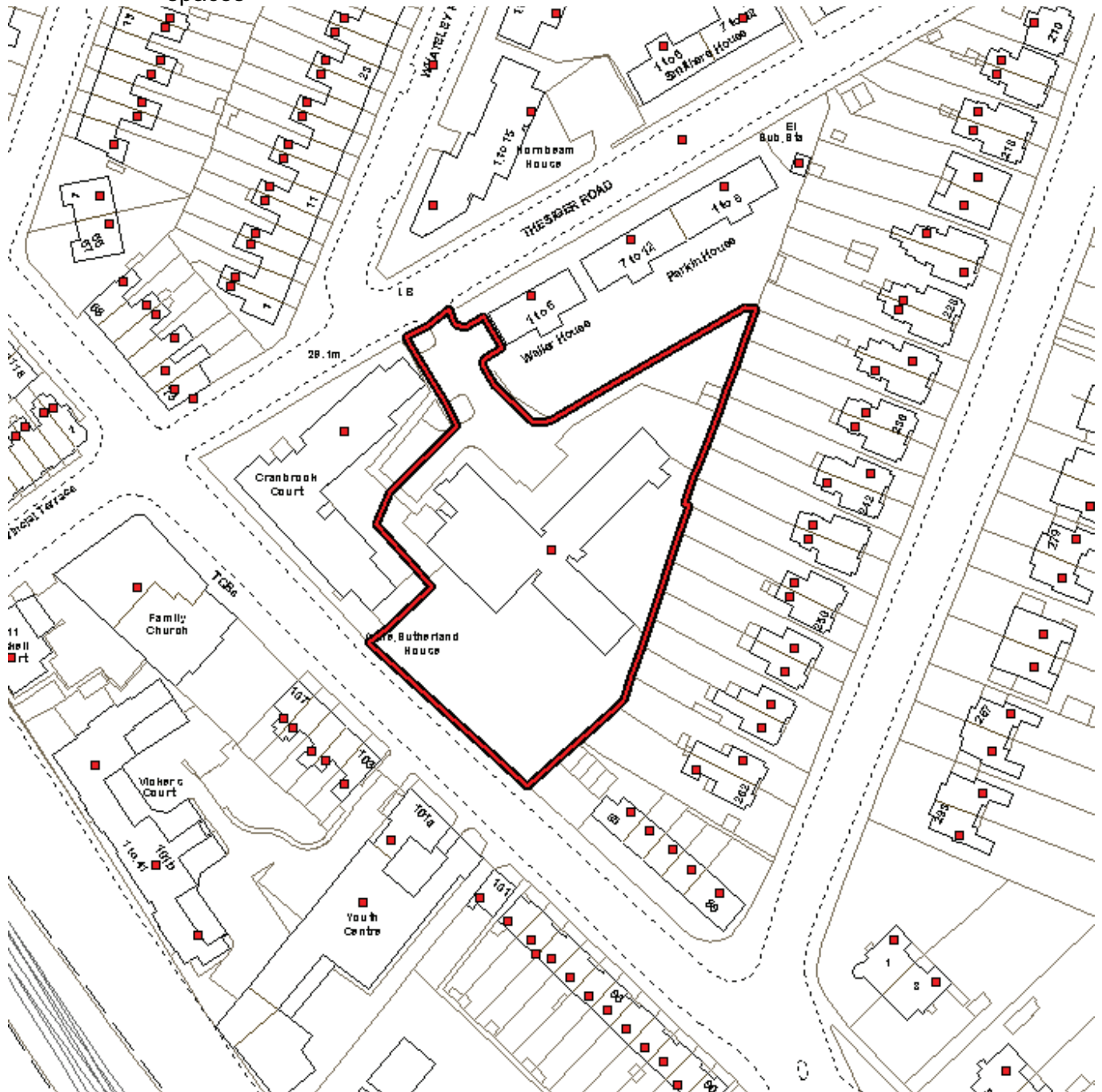
C5 Facilities for vulnerable groups

C6 Residential proposals for people with particular accommodation requirements

INFORMATIVE(S)

- 1 Petrol / oil interceptors should be fitted in all car parking areas as failure to do so could result in oil polluted discharges entering local watercourses.

Reference: 10/01069/FULL1
Address: Anne Sutherland House Thesiger Road Penge London SE20 7NN
Proposal: Part one/ three storey block comprising extra care housing with communal facilities (41 one bedroom and 9 two bedroom flats) with 18 car parking spaces



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Agenda Item 8

Report No.
DRR10/00078

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **22 July 2010**

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

Title: **RECENT CHANGES TO PPS3**

Contact Officer: Stephanie Turner, Planner
Tel: 020 8313 4477 E-mail: stephanie.turner@bromley.gov.uk

Chief Officer: Bob McQuillan, Chief Planner

Ward: N/A

1. Reason for report

To advise Members of the Development Control Committee of the recent changes to Planning Policy Statement 3 Housing.

2. **RECOMMENDATION(S)**

Members note the report and the implications that the amendments to PPS 3 will have on decision making.

Corporate Policy

1. Policy Status: Existing policy. (amended)
 2. BBB Priority: Quality Environment.
-

Financial

1. Cost of proposal: No cost
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Planning
 4. Total current budget for this head: £3.3m
 5. Source of funding: N/A
-

Staff

1. Number of staff (current and additional): 98
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory requirement.
 2. Call-in: Call-in is not applicable.
-

Customer Impact

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

Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

Planning Policy Statement 3 (PPS3) Housing has been amended to take account of the commitments made in the Government's proposals to decentralise the planning system. A copy of the document has been placed in the Members room and can also be found on the Communities and Local Government website at <http://www.communities.gov.uk/publications/planningandbuilding/pps3housing> .

3.2 The changes are as follows;

- The definition of previously developed land in Annex B now excludes private residential gardens and,
- The national indicative minimum density of 30 dwellings per hectare has been deleted from paragraph 47.

3.3 Decentralisation Minister Greg Clark has stated that; "Together these changes put power back in the hands of local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas."

3.4 It was felt that the impact of the previous policy which did not exclude private residential gardens from the definition of previously developed land forced local authorities into granting planning permission for development on garden land to maintain the brownfield target. It was also felt that the minimum density target of 30 dwellings per hectare contributed to the lack of family sized homes that meet local needs.

4. POLICY IMPLICATIONS

4.1 The removal of garden land from the definition of "previously developed land" allows local authorities to manage development in residential areas by considering applications on a case by case basis, refusing inappropriate development.

4.2 The removal of the minimum density of 30 dwellings per hectare would allow the Council to decide the appropriate density levels and to require developments to go below the 30 dph figure wherever necessary. This will deliver a better mix of homes for the local community and would encourage more family homes.

Non-Applicable Sections:	Financial, Legal, Personnel
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Agenda Item 9

Report No.
LDCS10113

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **22 July 2010**

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

Title: **BIGGIN HILL HERITAGE CENTRE WORKING PARTY**

Contact Officer: Lisa Thornley, Democratic Services
Tel: 020 8461 7914 E-mail: lisa.thornley@bromley.gov.uk

Chief Officer: Mark Bowen, Director of Legal, Democratic and Customer Services

Ward: Biggin Hill

1. Reason for report

- 1.1 This report requests the Committee to reappoint the Biggin Hill Heritage Centre Working Party and to agree the membership for the current year.
-

2. RECOMMENDATION

- 2.1 That the Biggin Hill Heritage Centre Working Party be appointed for the 2010/11 Municipal Year and that the membership comprises Councillors Mrs Anne Manning, David McBride, Gordon Norrie and Richard Scoates.

Corporate Policy

1. Policy Status: N/A.
 2. BBB Priority: N/A.
-

Financial

1. Cost of proposal: N/A
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: £N/A
 5. Source of funding: N/A
-

Staff

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: No statutory requirement or Government guidance.
 2. Call-in: Call-in is not applicable. This is not an executive decision.
-

Customer Impact

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

Ward Councillor Views

1. Have Ward Councillors been asked for comments? No.
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

- 3.1 The Biggin Hill Heritage Centre Working Party was established by this Committee in September 1999 (Minute 453) to ensure that the development of the former RAF site and Heritage Centre could be progressed as effectively as possible. The Working Party has no delegated powers but reports and makes recommendations to this Committee.
- 3.2 Although there are no programmed meetings of the Biggin Hill Heritage Centre Working Party, it was agreed at their meeting on 10 September 2009, that meetings should take place as and when necessary in order to keep a watching brief on the development of the Heritage Centre.
- 3.3 The Working Party comprises four Members made up by, in accordance with proportionality, three Majority (Conservative) Group Members and one Minority Group Member. The Conservative Group has nominated Councillors Mrs Anne Manning, Gordon Norrie and Richard Scoates; the Liberal Democrat Group has nominated Councillor David McBride. No other nominations were received.

Non-Applicable Sections:	Policy, Financial, Legal and Personnel implications
Background Documents: (Access via Contact Officer)	

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Agenda Item 11

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