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DATE: 4 January 2011

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, Mrs Anne Manning, Russell Mellor and

Richard Scoates

A meeting of the Development Control Committee will be held at Bromley Civic Centre on **THURSDAY 13 JANUARY 2011 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 23 NOVEMBER 2010 (Pages 3 - 18)**

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 5pm on Friday 7 January 2011 and to respond.

5 PLANNING REPORTS (Pages 19 - 26)

Ward	Application Number and Address of Development
Crystal Palace Conservation Area	(10/02629/FULL2) - Grape And Grain, 2 Anerley Hill, Anerley, London SE19.

6 FORMER BLUE CIRCLE SITE: JOINT USE EDUCATION PAYMENT (JUEP) 106 CONTRIBUTION (Pages 27 - 32)

7 HERITAGE ASSETS (Pages 33 - 38)

8 PLANNING LEAFLETS AND INFORMATION FOR THE PUBLIC (Pages 39 - 44)

9 PLANNING ENFORCEMENT - MONITORING REPORT 2010 (Pages 45 - 48)

10 PLANNING APPEALS - MONITORING REPORT 2010 (Pages 49 - 52)

11 THE LOCALISM BILL (Pages 53 - 58)

12 PROPOSALS FOR CHANGES TO PLANNING APPLICATION FEES CONSULTATION (Pages 59 - 86)

13 DRAFT ANNUAL MONITORING REPORT: 2009/10 (Pages 87 - 130)

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DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 23 November 2010

Present:

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Reg Adams, Douglas Auld, Nicholas Bennett J.P.,
Katy Boughey, Lydia Buttinger, Peter Dean, Peter Fookes,
Will Harmer, Russell Jackson, Paul Lynch, Mrs Anne Manning,
Russell Mellor, Gordon Norrie and Richard Scoates

50 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Simon Fawthrop J.P and John Ince. Councillors Gordon Norrie and Nicholas Bennett J.P. attended as alternates for Councillors Fawthrop J.P. and Ince respectively.

51 DECLARATIONS OF INTEREST

There were no declarations of interest.

52 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 14 OCTOBER 2010

Minute 37 - Apologies for Absence and Notification of Alternate Members (page 3)

It was reported that Councillor Will Harmer's apology for absence had been omitted from the Minutes and should, therefore, be inserted.

Subject to the above amendment, Members **RESOLVED** that the **Minutes of the meeting held on 14 October 2010 be confirmed and signed as a true record.**

53 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING

No questions were received.

54 TEMPLATE FOR REPORTS TO DEVELOPMENT CONTROL COMMITTEE

At the previous DCC meeting held on 14 October 2010, it was noted that page 2 of the report template, (designed to provide Members with useful statistical information) was occasionally left blank by reporting officers.

The Head of Strategy and Renewal had attended a course on the best use of the Council's standard template and as a result had put forward the suggestions detailed in paragraphs 3.5 to 3.18 of the report as the most appropriate use of the template in respect of reports submitted to Development Control Committee.

The following amendments/additions were suggested and agreed by Members:-

1) Paragraph 1 - Reason for report (page 1 of the template)

It would be useful to provide a more detailed account under the heading Reason for report.

2) Paragraph 3.7 - Cost of proposal

It would be useful to Members if officers could consider whether costs of staff could be identified and inserted at this point.

3) Paragraph 3.10 - Total current budget for this head

Where possible, the figure given should be the appropriate sub section of the Planning Division.

4) Paragraph 3.15 - Legal requirement

The relevant sub-section(s) of the Planning Act legislation from which the legal requirement arises should also be inserted where appropriate.

RESOLVED that the suggestions set out in the report be agreed subject to the additions/amendments at points 1-4 above.

55 INTERNAL AUDIT AND VALUE FOR MONEY REPORTING - BUILDING CONTROL PILOT

On 16 September 2010, Members of Audit Sub-Committee endorsed the approach to Value for Money (VfM) reporting by Internal Audit and requested that the submitted report be referred to a meeting of the Development Control Committee for Members to note the approach to Value for Money reporting and in particular, to consider the pilot VfM work undertaken on the Building Control Service.

The VfM assessment included a scoring matrix which resulted in the Building Control service achieving a score of 3 (the highest being 4), with the conclusion that VfM requirements were substantially met.

The Chairman concluded that the results of the VfM assessment were a good endorsement that the Building Control service was doing an effective job bearing in mind that housing developers could opt out of using the Council's services and hire independent building control officers instead.

RESOLVED that the approach to Value for Money reporting be endorsed.

56 PLANNING APPEALS MONITORING - 2010

Members considered planning appeals statistics for the period January to September 2010 together with an assessment of the Householder Appeal Service (HAS). The report also contained information on a pilot study concerning a proposed change in procedure for conducting appeal site visits for written representation appeals.

Members' attention was drawn to discrepancies in the statistics given in paragraph 3.1 (page 39). The Chief Planner informed Members that paragraph 3.1 should in fact read:-

'3.1 In the period January to September 2010 208 new appeals were lodged. This represents an anticipated total figure of approximately 250 appeals in 2010 compared with 300 in 2009. Over the same period 205 appeal decisions were received of which 107 were dismissed, 85 were allowed, 5 were part allowed/part dismissed, 1 was invalid, 2 were deemed by the Inspectorate to be out of time and therefore withdrawn and 5 were withdrawn.'

In respect of the percentage figures given in paragraph 3.3 (page 39), the Chief Planner indicated that the remaining 35% of appeals had been dealt with under the fast track appeals (FTA) process.

The percentage figures given at paragraph 3.6 (page 39) did not include the outcome of the remaining 6% of appeals. Members were informed that 4% had been withdrawn and 2% were ruled to be 'out of time'.

Councillor Peter Fookes asked if applicants were charged to use the FTA process. The Chief Planner replied that no charge was applied.

Councillor Douglas Auld was dismayed to learn that under the FTA process, Members were not permitted to contact the Planning Inspectorate and the Council could no longer submit a written statement to accompany the reason(s) for refusing an application. Councillor Auld recommended (and it was agreed by Members), that the Chief Planner should write to the Inspectorate expressing the Council's concerns and to report back to a future meeting of the DCC with the Inspectorate's response.

Councillor Nicholas Bennett J.P. suggested (and it was agreed by Members) that a further report clarifying what rights the Council had/did not have during the FTA process be submitted to a future meeting of the DCC.

Councillor Russell Jackson asked if statistics were available to indicate the number of applications which had proceeded to appeal stage as a consequence of being refused under delegated power. In response, the Chief Planner agreed to submit a report to the next meeting of the DCC, outlining the various methods of appeal and whether those appeals had arisen from a refusal under delegated power.

RESOLVED that:-

- 1) the Chief Planner write to the Planning Inspectorate expressing the Council's concerns that under the FTA process Members were not permitted to contact the Inspectorate and the Council could no longer submit a written statement to accompany the reason(s) for refusing an application. An updating report setting out the Inspectorate's response to be submitted to a future meeting of the DCC;**
- 2) a further report clarifying what rights the Council had/did not have during the FTA process be submitted to a future meeting of the DCC; the Chief Planner would then write to the Planning Minister if appropriate; and**
- 3) a report be submitted to the next meeting of the DCC outlining the various methods of appeal and whether those appeals had arisen from a refusal under delegated power.**

57 PLANNING APPEALS - COSTS 2010

Members considered an update on the award of costs in planning appeals for the period January to October 2010 including a list of all costs decisions for the same period.

Referring to the total amount of £10,000 paid by the Council as a result of claims for costs, Councillor Russell Mellor declared this figure to be comparatively modest.

In regard to Appendix1 of the report - Costs Decision 2010, Councillor Mellor commented that it would have been useful in cases where awards had been made, to include a column which indicated whether the application had been granted or refused upon appeal.

RESOLVED that the report be noted.

58 CONSULTATION ON PROPOSED NEW TREE PRESERVATION ORDER REGULATIONS

The Department of Communities and Local Government issued a consultation document to seek views on consolidating legislation and streamlining tree preservation order procedures. The aim of the proposed alterations was to

reduce administrative burden and ensure a fairer system whilst maintaining strong tree protection.

Members were requested to consider the consultation document along with the Council's responses to the questions set out in Appendix 1 of the report.

The Chairman commented that consolidating legislation and streamlining procedures was the sensible thing to do. It was a good idea to replace the existing three sets of regulations with one new set and she was pleased to note that under the new procedures all new TPOs would come into effect immediately.

Referring to paragraph 3.3.5 (page 51), the Chairman stated that the proposals therein went some way but not as far as she would have liked, to avoid the unnecessary loss of trees.

At the request of Councillor Russell Jackson, the Chief Planner agreed to circulate the report to Members of the Renewal and Recreation PDS Committee for their information.

RESOLVED that the responses to the consultation questions in Appendix 1 of the report be agreed and that the Chief Planner circulate the report to Members of the Renewal and Recreation PDS Committee for information purposes.

59 CONSULTATION ON PLANNING FOR SCHOOLS DEVELOPMENT

In October 2010, the Government issued a consultation paper entitled 'Planning for Schools Development' which proposed changes to the Town and Country Planning (General Permitted Development) Order 1995 (as Amended). The proposed changes aimed to free-up the planning system in relation to schools development thereby making it easier for promoters of new schools to find existing buildings which could be easily adapted for school use and when they do so, to facilitate that change of use by removing any unnecessary red tape.

Members were requested to adopt the changes and, if appropriate, add to the suggested responses detailed at paragraph 3.9 of the report.

The Chairman commented that school applications were significant items which raised concerns regarding parking, noise and traffic. Consideration needed to be given to the fact that schools held open days and out-of-hours activities etc. For the reasons given above, school applications should be subject to planning permission.

An error was reported in the response to question 10 (page 62) which was amended to read:- *'There is no planning reason for the proposals to apply to only one type of school.'*

The Chief Planner stipulated that the consultation document primarily dealt with the use of buildings; it did not deal with any useful development which could go with it.

Councillor Reg Adams commented that the Local Authority had a duty to respond to the questions. He stated that the suggested responses appeared to frustrate the purpose of the report which was to make it easier for promoters of new schools to find existing buildings that can be easily adapted for school use and when they do so, to facilitate that change of use by removing any unnecessary red tape.

Councillor Adams went on to comment on various questions/responses as detailed below:-

- Questions 1 and 2 - Agreed, the Local Authority should retain responsibility.
- Question 3 - Retaining the right to revert to the previous use within a period of five years appeared to be a little disingenuous.
- Question 6 - Each case should be treated on its own merits.
- Question 11, paragraph 2 - The whole point of the Academies Act of July 2010 was that qualifying for a free school depended on whether there was a demand for it. Councillor Adams recommended (and Members agreed) that paragraph 2 be deleted and replaced with: 'The consultation document relates only to use of the buildings. However, it is difficult to separate the use from the ongoing operational development which may be needed to support the use and this also needs to be addressed.'

Councillor Mrs Anne Manning stated that although the consultation concerned the use of buildings, the Council was also concerned about operational use and this should be made clear in the response.

Referring to the first sentence of paragraph 3.6 which stated "Paragraph 16. The government is keen to free up the planning system", Councillor Russell Jackson reported a contrary view from residents within his Ward who would like to see a stronger system implemented.

RESOLVED that the changes to the Planning for Schools Development document be adopted subject to the following:-

1) The response to question 10 (page 62) should be amended to read: 'There is no planning reason for the proposal to apply to only one type of school.'

2) Paragraph 2 at Question 11 (page 62) be deleted and replaced with: 'The consultation document relates only to use of the buildings. However, it is difficult to separate the use from the ongoing operational

development which may be needed to support the use and this also needs to be addressed.’.

60 LOCAL REQUIREMENTS FOR THE VALIDATION OF PLANNING APPLICATIONS

In July 2008 the Development Control Committee adopted the use of ‘local lists’ which indicated the requirements/documents needed to properly assess various types of applications. The lists enabled officers to invalidate applications that were not accompanied by relevant material to assess the impact of certain effects and put forward mitigation.

In accordance with guidance issued by the Department for Communities and Local Government in March 2010, the local list of requirements had been reviewed and Members were requested to adopt the revised list as a basis for consultation purposes.

The Chief Planner circulated two additional items outlining the requirements/documents needed to properly assess specific types of application, namely a Lifetime Homes/Wheelchair Housing Statement and Section Drawings and Levels (attached hereto at Appendix). Referring to the required information on Section Drawings and Levels, Councillor Katy Boughey conveyed her disappointment that more detailed drawings could not be requested.

Councillor Russell Mellor referred to the Marketing Evidence requirements on page 69 of the report and voiced his concern at the loss of industrial premises by the change of use to non-business or non-retail. Councillor Mellor was eager to promote and retain the use of industrial development and therefore recommended (and Members agreed), that the requirement be deleted and replaced with: ‘Robust Marketing Evidence - to justify a departure from policy.’

Councillor Reg Adams confirmed the need for measurements to be more prominent as it was difficult to establish the impact of applications on the street scene unless specific height, width or length measurements were included in drawings.

The Chief Planner responded by saying it would be difficult to incorporate such measurements particularly when scale drawings were used. It was not an option that could be insisted upon.

Councillor Charles Joel drew attention to dimension discrepancies which occur within scale drawings and supported the inclusion of as much detail as possible within reports.

Councillor Nicholas Bennett J.P. reported comments received from Councillor Julian Grainger. He stated that both he and Councillor Grainger were keen for photographs to be included in reports.

The Chief Planner responded that current requirements were excessive and the idea of the revised document was to produce a list of basic requirements. Photographs may still be used but were not insisted upon.

The Chairman recommended (and Members agreed) that the requirement referred to as 'Transport Assessment' (page 71) should be amended to read: 'Transport/Traffic Impact Assessment.'

RESOLVED that:

- 1) the requirement referred to as 'Marketing Evidence' be deleted and replaced with 'Robust Marketing Evidence - to justify a departure from policy';**
- 2) the requirement referred to as 'Transport Assessment' (page 71) be amended to read: 'Transport/Traffic Impact Assessment';**
- 3) subject to the amendments made at points 1) and 2) above, the revised local requirements be adopted (including the two additional requirements circulated) as a basis for carrying out consultation with statutory consultees, residents associations, agents and others; and**
- 4) a report on the results of the consultation be submitted to a future meeting of the DCC.**

**61 SUPPLEMENTARY PLANNING DOCUMENT (SPD) ON
PLANNING OBLIGATIONS**

In January 2010, the draft Supplementary Planning Document (SPD) on Planning Obligations was endorsed by Members of the Development Control Committee for a six week period of public consultation.

As a result of the consultation, a report was submitted to the Committee which sought to provide guidance on the requirements and mechanisms for S106 planning obligations to development proposals in the Borough. Members were requested to consider the responses to consultation (Appendix 1) and endorse the revised draft SPD document (Appendix 2) for adoption by the Council's Executive.

Mr Peter Martin, Head of Strategy and Renewal gave an outline of the report and explained that the document concerned procedures and gave samples of the Bromley Section 106 legal precedent and affordable housing definitions, interpretations and schedule. The SPD would remain in place until 2014 when it could be superseded by the Community Infrastructure Levy (CIL), which the Government has just announced is to be revised and retained.

Mr Martin was pleased to report that in response to representations made, a new paragraph 3.26 had been included which explained details on the child yield factor and nursery costs per place.

The Chairman queried who the Council would negotiate with after 2013 when the Primary Care Trust was disbanded and was informed that a replacement body was yet to be decided upon and put in place.

RESOLVED that the Supplementary Planning Document be endorsed as amended, for adoption by the Council's Executive Committee on 8 December 2010.

62 PERMITTED DEVELOPMENT AT BIGGIN HILL AIRPORT

Members had requested information concerning existing permitted development rights at Biggin Hill Airport. The report outlined national provisions that grant aviation permitted development rights, derived from Part 18 of the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) and explained the use of permitted development at the airport.

Nathaniel Lichfield and Partners had submitted a letter of support on behalf of Biggin Hill Airport Limited, the contents of which were conveyed to Members (attached hereto as Appendix 2). Members' attention was drawn to the Consultation and Notification Agreement formally entered into between the airport and the Council in November 1996. The Agreement provided a basis for undertaking public consultation, addressing concerns raised during consultation and identified a number of sensitive locations where the airport had agreed not to exercise its permitted development rights. The Agreement also provided clear procedures for taking forward developments with appropriate safeguards.

The Chairman reminded Members that the General Permitted Development Order applied to all airports.

Referring to paragraph 7 (page 179), Councillor Richard Scoates asked if both buildings would still be covered under the GDPO provision if the airport decided to keep the original fire station in tact and build another. The Chief Planner responded that as long as both buildings fell within the GDPO then that would be acceptable. Councillor Scoates then queried what would happen if the new station proved to be an overdevelopment. He was reminded that the Council could not consider the merits of a proposal which is permitted development. Finally, Councillor Scoates enquired what, if

anything, would make the fire station exempt from permitted development. The Chief Planner replied use for non-operational purposes would render the development outside of the GDPO.

Councillor Mellor referred to paragraph 15 (page 181) which stated: "Members should be aware that removing permitted development rights using an Article 4 Direction may raise issues of financial compensation, since the airport operator is effectively being denied rights that are usually granted by the GPDO." Councillor Mellor emphasised his concern that unless removal of

permitted development rights was sought under an Article 4 Direction, then as South Camp and the developments thereon (including the fire station and the new Rizon Hangar) were specifically excluded from the Green Belt, all works undertaken would be permitted by virtue of the GPDO, giving the owners a free reign to do as they wished.

The Chief Planner responded that South Camp does lie within the operational area of the airport and that Article 4 Directions apply to any category of permitted development not just at airports.

Councillor Charles Joel agreed with Councillor Mellor and referred to Clause J - Interpretation of Part 18 (page 187). Councillor Joel said that as the content of the interpretation related to the airport, it would appear that the airport would be free to do virtually anything it wished and that the Council's hands were tied.

Councillor Mrs Anne Manning found both the report and the letter from Nathaniel Lichfield and Partners to be useful. The Council played a dual role as both Local Authority and owners of the land and as such, in the interests of all concerned, she suggested that an opinion on permitted development, the lease and the Unitary Development Plan be sought from Counsel.

The Chief Planner replied that although he understood Members' frustration, Counsel's only remit was planning and would not be able to undo permitted development rights. He would, however, seek Counsel's opinion as suggested.

Councillor Nicholas Bennett J.P. commented that requests for landlord's consent were often submitted to the General Purposes and Licensing Committee for consideration. He observed that consent should not be unreasonably withheld and pointed out that the airport was in situ long before the land was designated as Green Belt land. He thought it would be a waste of public money to seek Counsel's advice and urged against such action.

The Chief Planner confirmed that landlord's consent would be needed irrespective of whether the development was permitted development or not.

Councillor Mrs Manning emphasised that the airport needed to be successfully run as it was located on a hill, on the edge of the Borough and on Green Belt land. She also felt that the issue of compensation payments around Article 4 Directions was a threat.

Councillors Dean and Mrs Manning recommended (and it was agreed by Members) that the Council should seek further clarification on any subsequent permitted development consultation which raised concern.

RESOLVED that:

- 1) the 1996 Consultation and Notification Agreement between the airport and the Council be endorsed; and**
- 2) clarification be sought on any subsequent permitted development consultation which raised concern.**

The Meeting ended at 9.13 pm

Chairman

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APPENDIX 1

<u>Additional Information Required</u>	<u>Relevant Policy or Statutory Provision</u>	<u>Types of Application That May Require This Information</u>	<u>Locations Where This Information May Be Required</u>
Lifetime Homes / Wheelchair Housing Statement	UDP Policy BE1 Design of New Development LP Policy 3A.5 Housing Choice and LP SPD Accessible London: achieving an inclusive environment	Lifetime Homes Checklist – all new residential developments. Wheelchair Housing proposals for developments of 10 or more dwellings	Borough-wide
Section Drawings and Levels	UDP Policy BE1 Design of New Development	Proposals that involve a change in levels. On sloping sites	Borough-wide

Key / Definitions

BTC AAP
 DCLG
 LDF
 LNR
 LP
 MOL
 PPG
 PPS
 SINC
 SSSI
 TCP(DMP)Order
 UDP

Bromley Town Centre Area Action Plan
 Department For Communities and Local Government
 Bromley Local Development Framework
 Local Nature Reserve
 London Plan (the Mayor of London's Plan)
 Metropolitan Open Land
 Planning Policy Guidance (by DCLG)
 Planning Policy Statement (by DCLG)
 Site of Importance for Nature Conservation
 Site of Special Scientific Interest
 Town and Country Planning (Development Management Procedure) Order
 Bromley Unitary Development Plan

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Minute Annex

APPENDIX 2



Nathaniel Lichfield
and Partners

Planning Design Economics

Matthew Nunn
Deputy Planning Manager
London Borough of Bromley
Town Planning
Civic Centre
Stockwell Close
Bromley
BR1 3UH

14 Regent's Wharf
All Saints Street
London N1 9RL
020 7837 4477
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nlplanning.com

Date 22 November 2010
Our ref 10500/02/DG/JB/1355006v2
Your ref Report No. RR10/00130

Dear Matthew

Permitted Development at Biggin Hill Airport

We are writing on behalf of Biggin Hill Airport Ltd (BHAL) in response to the report on item 13 on the agenda for the Development Control Committee on Tuesday 23 November 'Permitted Development at Biggin Hill Airport'.

The report accurately reflects the background and operation of Part 18 of the General Permitted Development Order 1995 (GPDO) at the airport and we note your reference to the Consultation and Notification Agreement at paragraph 4.0.

The airport believes this agreement is of some considerable importance to the operation of Part 18 rights at the airport and that members should be reminded of this. This Agreement was formally entered into by both the Airport and the Council in November 1996 and has worked successfully for the past 15 years. More specifically it provides a basis for undertaking public consultation, for addressing concerns raised during this consultation process and has identified a number of sensitive locations where the airport has agreed it will not exercise its permitted development rights. The Agreement provides clear procedures for taking forward such development along with appropriate safeguards and has worked well for many years. Could we request that you bring this matter to the attention of Committee members.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jill Bell'.

Jill Bell
Senior Planner

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Agenda Item 5

Application No : 10/02629/FULL2

Ward:
Crystal Palace

Address : Grape And Grain 2 Anerley Hill Anerley
London SE19 2AA

OS Grid Ref: E: 533734 N: 170711

Applicant : Mr Peter Hall

Objections : YES

Description of Development:

Change of use of public house (Class A4) and car showroom to a 2 screen cinema with ancillary foyer and cafe/bar provisions

Key designations:

Conservation Area: Crystal Palace Park
London Distributor Roads

Proposal

The application seeks permission to change the use of the public house currently known as the Grape and Grain and the adjacent car showroom to a 2 screen cinema with an ancillary foyer and café bar provisions.

The conversion and renovation of the both properties will be within the existing footprint and no changes are proposed to increase the footprint or size of the buildings.

A separate application will be submitted for any external signage that is required. New back lit glazed screens with images and blockwork infill walls behind are to be located within the existing car showroom windows. New acoustic emergency access doors for means of escape are proposed in the north and west elevations. Provision of mechanical ventilation to both screens is through an air handling unit to be constructed in the roof void above the car showroom. New supply and extract grilles will terminate at roof level behind coloured metal grilles detailed into the vertical face of a discreet ventilation turret.

Cycle racks, motorcycle parking and disabled parking is to be provided on the forecourt area.

The public house is still in operation and the car showroom closed approximately six years ago. The car showroom is currently being used on a temporary basis to house art exhibitions.

Location

The Grape and Grain public house and adjoining car showroom are in a prominent location at the top of Anerley Hill opposite Crystal Palace Park. The site is located close to the main junction with Westow Hill, Church Road and Crystal Palace

Parade on the edge of the commercial area known as the Palace Triangle where the adjoining authorities of the three London Boroughs of Croydon, Lambeth and Southwark meet the London Borough of Bromley.

The site is located within the Crystal Palace Park Conservation Area and is accessible by good public transport links. The premises is located within a short walking distance from Crystal Palace train station, and the bus terminus which provides numerous bus routes to a number of destinations.

The site is in an area of public transport accessibility Level (PTAL) 6a.

Comments from Local Residents

The comments received are summarised below:

A second D2 venue round the corner from an existing D2 venue which also has no parking provision and a 1,150 capacity will result in increased parking and congestion within the local area

The applicant has stated that if the proposal is successful he will seek to increase the size of the venue which would intensify the use of the site and cause even more congestion

The Grape and Grain and the picture gallery are two venues which do provide a good community facility

Contrary to the applicants statement the public house is now a well run community establishment with community activities provided on a regular basis which include a book club, and craft fair.

The public house provides a meeting point for a number of local community groups and provides regular entertainment

The cinema would be so small it is unlikely to be a viable going concern and is unlikely to be open every day. It would therefore not provide a community facility and would undermine getting a more viable cinema developed in an appropriate location in Church Road

In the past 18 months the pub has re established itself at the heart of the community and is the only pub in the locality in the Good Beer Guide and is an award winning pub which adds to the vitality and viability of the town centre.

To put this well run community facility in jeopardy for a small cinema which is of questionable viability particularly when there is a large bespoke theatre building only 100 yards up the road.

The Grape and Grain trades seven days a week and is experiencing business growth, whereas a proposed cinema with limited scale is unlikely to trade seven days.

The pub employs five full time staff and one part time rising to six full time and three part time during the summer. A cinema with limited capacity and a niche market is unlikely to require significant amounts of staff or long opening hours.

This is a well run establishment that provides a music, comedy and entertainment venue and hosts community fund raising events.

The cinema would benefit the local economy and bring visitors and cinema goers to the area

The full text of this correspondence is available to view on file.

Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and no objections are raised.

From a heritage and urban design perspective, no objections are raised.

From a highway planning perspective the site is well served by public transport and there are adequate parking and servicing arrangements for the premises. No technical objections are raised subject to appropriate conditions on any approval.

With regards to refuse storage and collection, no objections are raised.

With regards to means of escape in the event of a fire, the London Fire and Emergency Planning Authority raise no technical objections to the proposals.

From an Environmental Health perspective, no technical objections are raised.

With regards to the security of the development the Boroughs Crime Prevention Design Advisor states that a condition should be imposed on any permission to ensure that 'Secure By Design' is achieved.

The London Borough of Croydon has raised no objections to the proposals.

The London Borough of Lambeth has raised no objection to the proposals.

Any further comments received from the adjoining Local Authorities will be reported verbally at the meeting.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The proposal therefore falls to be considered with regard to the following policies of the Unitary Development Plan including:

- BE1 Design of New Development
- BE11 Conservation Areas
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- C1 Community Facilities
- C3 Access to buildings for people with disabilities

There are a number of other relevant policy documents that come under the general category of other 'material considerations'. These include:

- PPS1: Delivering Sustainable Development
- PPS4: Planning for Sustainable Economic Growth
- PPG13: Transport

Due to the significant public interest in the application it is considered appropriate for a decision to be made by a Committee.

Planning History

Under planning application ref. 06/01114, planning permission was allowed at appeal for the change of use of the car showroom to a restaurant / café (class A3) with ventilation duct to rear.

Conclusions

The main issues in this case are whether the current proposals represent an appropriate use of this part of the building, whether they would result in an over-intensive use of the site, whether they would adequately protect the amenities of adjacent residents in terms of increased noise and disturbance associated with the use, and whether the proposal would be in keeping with the character of the locality in general and the vitality and viability of the area.

The application site is located within a predominantly commercial area and it is acknowledged that this should provide a high quality and safe environment if it is to remain attractive and competitive. It is also necessary to consider the scale of leisure developments and their potential impact. The cumulative impact on the character and function of the centre, anti-social behaviour, crime and the amenities of local residents are all matters which would need to be considered carefully.

In respect of the appropriateness of the use, the car showroom has been vacant for some time and is currently used temporarily for the display of art exhibitions. The proposal would bring back into permanent use this part of the site and provide a much needed community facility. Whilst it is acknowledged that the public house may now be a well run establishment, the proposed use would replace this with a larger community facility which should improve the vitality and viability of the area.

The proposal would result in the provision of a mixture of uses within the area and would not necessarily result in an unacceptable loss of a public house as there are a number of other public houses within the immediate area.

In these circumstances and given the existing commercial use of the site, it is considered that the proposed use is appropriate. The proposed cinema use would provide employment for 6 full time and 12 part time staff and it is not considered that there will be any adverse impact on employment as a result of the proposal. The proposal is therefore considered to be compliant with Policy C1.

Policy BE1 contained within the Unitary Development Plan stipulates that development should respect the amenity of the occupiers of the neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance.

As regards the intensity of the use, there will clearly be a significant amount of activity associated with the use but this needs to be judged against the original office use and previously permitted health centre. On balance, it is not considered that the use would be so harmful as to warrant a refusal of planning permission. Indeed it may be argued that the proposal represents a good opportunity to bring forward a mixed use development on the site that could maximise its potential by adding diversity to the local economy.

In respect of the impact on amenities, it is not considered that the change of use will result in any significant adverse impacts to the residential amenities of nearby properties in terms of overlooking and noise and disturbance given the fact that the proposal involves an existing building.

In terms of the character of the area in general, the proposal does not involve an increase in the size of the building and the external alterations proposed are of an acceptable scale and design.

The surrounding area is a mixture of commercial and residential properties close to this commercial centre known as the Palace Triangle where the adjoining authorities of the three London Boroughs of Croydon, Lambeth and Southwark meet the London Borough of Bromley.

The site is located within an area of good public transport accessibility. On balance it is therefore considered that the proposal would contribute to the character of the area by maintaining the vitality and viability of the area without causing undue traffic problems.

The application is considered to satisfy the relevant policy requirements. The desirability of bringing these buildings into productive use and the benefits that will result from the proposals can be considered to provide a good degree of justification for this scheme.

Members are therefore asked to consider whether the proposal would result in an unacceptable loss of an existing community facility and whether the level of increased activity and disturbance generated by the use would be acceptable and contribute to the vitality and viability of this commercial area.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/01114 and 10/02629, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH22 Bicycle Parking
 ACH22R Reason H22
- 3 ACH24 Stopping up of access
 ACH24R Reason H24
- 4 The use shall not operate before 09:00am and after 11:30pm on any Sunday to Thursday or any Bank Holiday nor before 09:30am and after 11:30pm on any Friday to Saturday.

Reason: In the interests of residential amenities.

- 5 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of surrounding residential properties and the character and appearance of the area.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE11 Conservation Areas
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- C1 Community Facilities
- C3 Access to Buildings for People with Disabilities

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

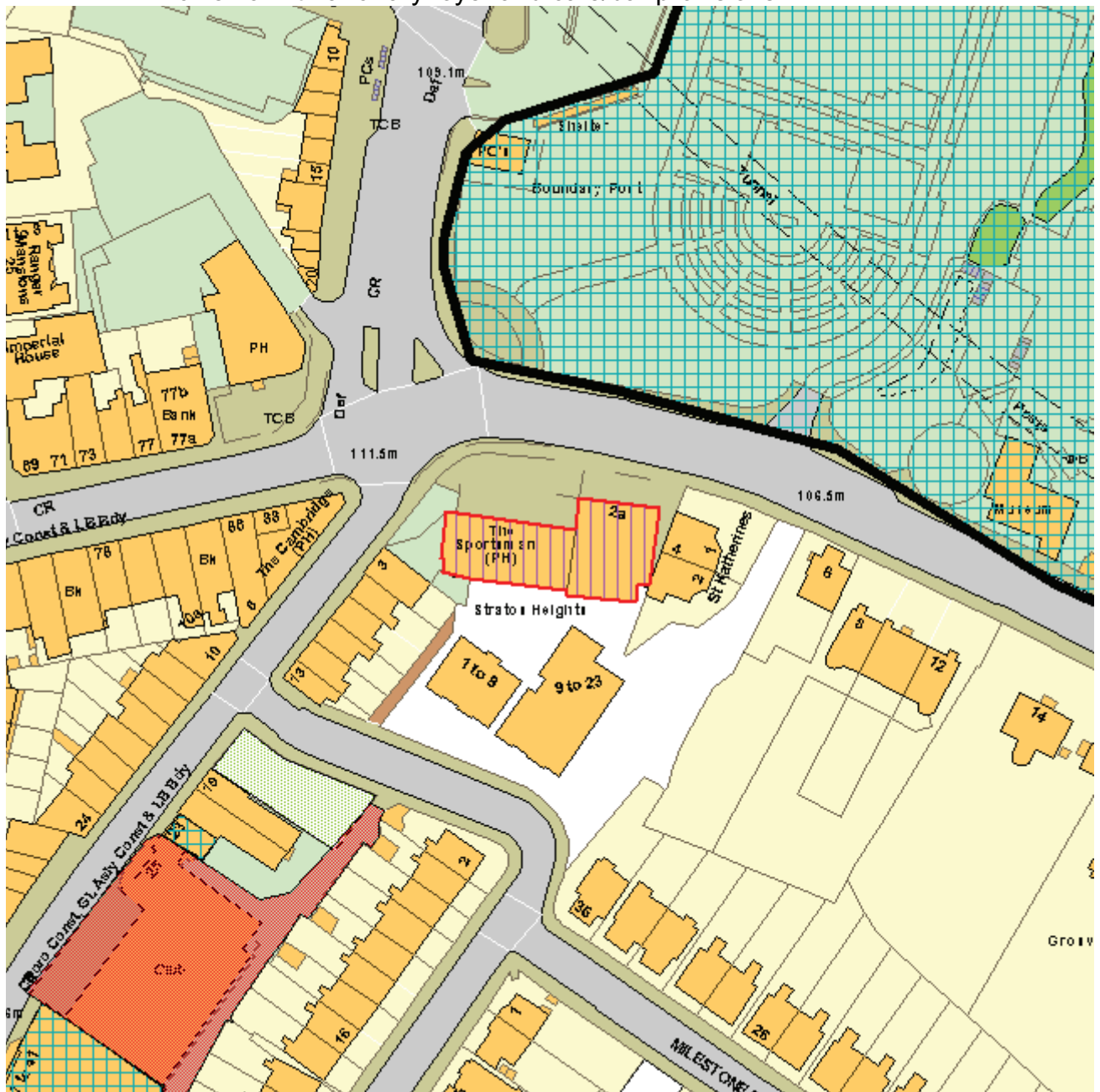
- (a) the relationship of the development to adjacent property;
- (b) the character of the development in the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (d) the privacy of occupiers of adjacent and nearby properties;
- (e) the impact on highway safety and road conditions
- (f) the impact on parking conditions
- (g) the impact on the vitality and viability of the commercial area
- (h) the impact on the community facilities within the area

and having regard to all other matters raised.

Reference: 10/02629/FULL2

Address: Grape And Grain 2 Anerley Hill Anerley London SE19 2AA

Proposal: Change of use of public house (Class A4) and car showroom to a 2 screen cinema with ancillary foyer and cafe/bar provisions



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Agenda Item 6

Report No.
DRR 10/00144

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **13 January 2011**

Decision Type: Non-Urgent Non-Executive Key

Title: **FORMER BLUE CIRCLE SITE : JOINT USE EDUCATION
PAYMENT (JUEP) 106 CONTRIBUTION**

Contact Officer: Bob McQuillan, Chief Planner,
Tel: 020 8313 7718 E-mail: bob.mcquillan@bromley.gov.uk

Chief Officer: Bob McQuillan, Chief Planner

Ward: All wards

1. Reason for report

To seek members view on a proposal put forward by Asprey Homes which offers a guaranteed £200,000 Joint Use Education Payment in place of the potential figure derived from the formula contained within the 106 agreement. The contribution payable under the existing 106 agreement, whilst potentially greater, would be dependant upon the scheme reaching a certain level of viability, which is currently not achieved and could result in no payment being required.

2. **RECOMMENDATION**

Members' views are sought.

Corporate Policy

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

Financial

1. Cost of proposal: N/A No additional cost to the Council potential reduced 106 resources
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Section 106 Deposits
 4. Total current budget for this head: £NIL from this s106 agreement as no monies have been received to date
 5. Source of funding: Section 106
-

Staff

1. Number of staff (current and additional): 3
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory requirement. Planning and Compulsory Purchase Act 2004
 2. Call-in: Call-in is not applicable.
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Users of local education services
-

Ward Councillor Views

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

3. COMMENTARY

Development Viability

1. In 2007 planning permission was granted on appeal for a “Mixed use development comprising erection of new medical centre/ nursing home / affordable housing and open market housing at a density of between 50 -80 dwellings per hectare / children’s playground / consolidation of allotments / bus interchange / associated public open space / access roads and car parking” (03/02319)
2. Since 2007 there has been a major shift in economic circumstances, impacting significantly on the delivery of development on the site. The original outline permission 03/ 02319 was granted permission on appeal on 19th September 2007 on condition that application for approval of the reserved matters be made within three years from the date of this permission.
3. To accord with the permission reserved matters condition there are currently three detailed applications lodged with the Council covering the remaining site in Asprey’s control (and a full application for part of the area identified for a medical centre.) However, the economic situation is such that development taking place on the site to date consists solely of affordable housing and extra care housing.
4. National planning policy, set out in Planning Policy Statement 3 (PPS3) “Housing”¹ (and its accompanying document – Delivering Affordable Housing²) makes clear that local authorities must consider development economics. In December 2008 Turner Morum were appointed by Asprey Homes to undertake a viability study for consideration of the provision of affordable Housing Grant. The viability assessment used the Bespoke Property Group and GVA Grimley Toolkit. The report conclusions were accepted by the Council and an index linking re assessment mechanism was agreed to ensure that should the housing market significantly recover the Council would be able to require Asprey to re-assess the viability position through a simple Index check.
5. The agreement related to the “Non-Seasonally Adjusted House Price Index” (South East) (HHPI) which was 494.5 at the time, giving a predicted a developer profit of 9.53% on GDV, significantly below the industry accepted standard. Turner Morum indicated that for developer profits to reach a “fair and reasonable” level, agreed as 16.9% on GDV the Index would need to reach 562.5. Thus by a simple check of the HHPI it would be possible to roughly assess the viability of the development. Should the HHPI reach this level a further viability assessment would take place to establish the “actual” level of developer profit. Turner Morum advise that the “Non-Seasonally Adjusted House Price Index (South East)” (HHPI) has since been replaced by the “All Homes Non-Seasonally Adjusted House Price Index (South East England)” and the comparable index point to achieve a 16.9% “fair & reasonable” profit would be 599.2, a level not seen since the second quarter of 2008 as indicated in the extract below taken from Lloyds Banking Group website.
6. Asprey Homes advise that the Index at its current level shows the development to be below the agreed acceptable level of developer profit.

“All Homes Non-Seasonally Adjusted House Price Index (South East England)”
(Quarterly Index and %Change)

	SOUTH EAST	
	Index	%
2006 Q2	568.6	6.5
2006 Q3	574.9	7.7
2006 Q4	595.4	8.8
2007 Q1	606.1	11.9
2007 Q2	648.0	14.0
2007 Q3	653.4	13.7
2007 Q4	637.3	7.0
2008 Q1	625.9	3.3
2008 Q2	601.3	-7.2
2008 Q3	573.8	-12.2
2008 Q4	526.8	-17.3
2009 Q1	500.0	-20.1
2009 Q2	519.1	-13.7
2009 Q3	542.9	-5.4
2009 Q4	552.3	4.9
2010 Q1	551.1	10.2
2010 Q2	569.7	9.7
2010 Q3	559.8	3.1

<http://www.lloydsbankinggroup.com/media/excel/2010/HPIQ3/221010RegionalHistoricalHousePriceData.xls>

S106 “Joint Use Education Payment” (JUEP)

7. The Blue Circle appeal was granted subject to a legal agreement which included a “Joint Use Education Payment” (JUEP) of £1.3m. The JUEP figure was divided into Phase 1 and Phase 2. Phase 1 being the land available for development by Asprey Homes, and Phase 2 being developable land in the Council’s ownership. At the time the JUEP formula for the Phase 1 (Asprey Homes) element of the scheme produced a contribution in the region of £1m. As detailed applications came forward the nature of the development changed to incorporate a significant proportion of Extra Care housing, for which it would not be appropriate to seek such a contribution, leading to a reduction in the JUEP to around £750,000.
8. In line with the PPS3 approach to development economics and affordable housing policy, consideration should also be given to the viability implications of planning obligations. The recently adopted Planning Obligations Supplementary Planning Document (Dec 2010) also emphasises the need to consider the viability of development.
9. Whilst the viability assessment index was agreed for the specific purpose of determining whether Housing Grant would be payable, it is a good indication of scheme viability and it would be reasonable to take its findings and agreed approach to consider the impact on the development viability of the “Joint Use Education Payment” (JUEP).
10. The original viability assessment for housing purposes did not take account of the JUEP requirement. If a JUEP of £1.07m had been included the viability of the development would have been further diminished, and Turner Morum advise that the agreed level of viability would not therefore be achieved until the “All Homes Non-Seasonally Adjusted House Price Index (South East England)” reached 608.6, a level not seen since the first quarter of 2008, as is clear in the table above. Whilst the JUEP would now be reduced (as outlined in para 7) the resulting index would still be somewhere above 600.

11. Asprey Homes also highlight a number of additional costs not reflected within the original viability assessment which would further worsen the viability position, namely
 - £270,000 extra build costs for completing the second extra care facility by March 2010-12-16
 - The quantum required to ensure an appropriately sized extra care facility.

Suggested Supplemental Agreement

12. The 106 requires payment of the JUEP over 3 years. 33% is required to be paid before the sale of the first market dwelling, 33% on the first anniversary of the initial payment and the balance being paid on the second anniversary of the initial payment.
13. Asprey Homes have indicated their intention to be marketing the first of the private dwellings by May 2011. Should the timetable for the first market dwelling be met, the full JUEP would be payable by May 2013. At each stage the index could be used to provide a proxy for viability and, should the housing market pick up to the index level agreed, Asprey would be required to undertake a full viability assessment to establish the “actual” level of developer profit. This process could potentially need to be repeated 3 times as the three phased payments become payable.
14. Members may wish to consider, on the basis of the historic house price index data upon which the 1st JUEP payment would become payable, whether the agreed level of viability is likely to be achieved within 3 years of the sale of the first market dwelling. If not then no JUEP would be payable to the Council on grounds of viability.
15. Given the potential cost and uncertainty associated with the viability assessment process Asprey Homes are suggesting a Legal Supplemental Agreement to the current S106 involving a payment of £200,000, irrespective of viability, to release them from the requirements of the legal agreement relating to the JUEP which would be viability assessed.

4. FINANCIAL IMPLICATIONS

The Council needs to consider the advantages of accepting the £200,000 offered upfront, compared with potentially forgoing a larger sum of up to approximately £750,000 should the development achieve the originally anticipated profit within 3 years of the first market sale. If however, the house price index did not recover there would be no education contribution payable, on the basis of the existing section 106 agreement. To date no monies have been received.

5. LEGAL IMPLICATIONS

Possible amendment to the existing 106.

Non-Applicable Sections:	Policy & Personnel
Background Documents: (Access via Contact Officer)	Former Blue Circle Sports Ground Planning Appeal Report to the Secretary of State and Section 106

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Agenda Item 7

Report No.
DRR/10/00147

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **13 January 2011**

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

Title: **HERITAGE ASSETS**

Contact Officer: Cliff Jones, Contact Officer's Title Head of Construction
Tel: 020 84617582 E-mail: cliff.jones@bromley.gov.uk

Chief Officer: Marc Hume

Ward: All

1. Reason for report

A number of Heritage Assets are owned by the London Borough of Bromley. This report outlines those Statutory Listed Buildings owned by the Council and how they are being maintained and cared for.

2. **RECOMMENDATION(S)**

Members comments are requested.

Corporate Policy

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

Financial

1. Cost of proposal: N/A
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Property
 4. Total current budget for this head: £288k
 5. Source of funding: Existing revenue budgets
-

Staff

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

Legal

1. Legal Requirement: Statutory requirement. Planning (Listed Buildings and Conservation Areas) Act 1990
 2. Call-in: Call-in is not applicable.
-

Customer Impact

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

Ward Councillor Views

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

3. COMMENTARY

The Property Division is responsible for carrying out planned, reactive and cyclical maintenance, redecoration, minor improvements and works to comply with disability discrimination requirements to the Council's portfolio of buildings. The estate includes both statutory and locally listed buildings.

The planned maintenance programme is established by identifying, costing and prioritising works needed to safeguard the long term life of the Council's built assets. The condition assessment module of Bromley's Asset Management Plan has been used as the basis to formulate the 5-year planned maintenance programme. The Division also recognises that the local knowledge of Headteachers and Departmental Client Units is invaluable in identifying building maintenance issues. As such, they have therefore continued to be involved in the development and management of the programme.

The condition assessment survey predicts when expenditure may be required in the future. Each element of a building is awarded a condition and priority classification by the inspecting surveyor or engineer. The Property Division uses the following grading criteria which accords with Government guidelines. Because of ongoing financial pressure only works identified as Condition C or D and priority 1, 2 or 3 can be considered for inclusion in the 5 year plan:

Condition

- Grade A – Good. Performing as intended and operating efficiently
- Grade B – Satisfactory. Performing as intended but exhibiting minor deterioration
- Grade C – Poor. Exhibiting major defects and/or not operating as intended
- Grade D – Bad. Life expired and/or serious risk of imminent failure

Priority

- Grade 1 – Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation
- Grade 2 – Essential work required within two years that will prevent deterioration of the fabric and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation
- Grade 3 – Desirable work required within three to five years that will prevent deterioration of the fabric and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation
- Grade 4 – Long term work required outside the five year planning period that will prevent deterioration of the fabric or services

Building maintenance is an important part of managing the Council's Property Assets and one of the aims contained in the Council's Best Value performance plan is that "the Council should manage its assets well".

Recent refurbishment/planned maintenance works to Council owned Statutory Listed Buildings include the following:

- (i) The Old Palace, Civic Centre Site (Grade II Listed)

Listed Building Consent was granted in 2008. Complete replacement of the asphalt roof covering and roof lights. This work has been completed.

- (ii) Former St Marks School site (Grade II Listed)

Listed Building Consent was granted in 2009 for extensive refurbishment to accommodate the YOT team. The work included roof repairs, redecorations and alterations to the heating system. This work has been completed.

(iii) Balustraded walk at Waterman Square, Penge (Grade II Listed)

Listed Building Consent has been granted for phased works to rebuild the brick colonnades and paving. Some of this work has been carried out and it is envisaged that this property will be removed from the Heritage at Risk Register in 2011.

(iv) 28 Beckenham Road, Beckenham - referred to as The Studio (Grade II Listed)

Listed Building Consent and Planning Applications have been permitted for 'disabled access lift, covered buggy store and glazed entrance canopy to northern elevation together with refurbishment of building'. The work required to bring this building back into use will be carried out by the lessees. It is envisaged that this property will be removed from the Heritage at Risk Register once works have been completed and the building has been re-occupied.

(v) Pedestrian subway under Crystal Palace Parade, Crystal Palace Parade (Grade II Listed)

The Victorian vaulted pedestrian subway linked the High Level railway station (now redeveloped) to the former Crystal Palace under Crystal Palace Parade. It is currently in a poor condition with some concern regarding the structural stability of the boundary walls which is being investigated. It is likely that significant investment would be required to repair this area in order to make it safe for reuse or public access. English Heritage have indicated that grant funding may be available due to it being on the HARR. Estimates are being made of the costs of such work and potential options for re-use are being examined.

(vi) Upper and Lower Terraces, Crystal Palace Park (Grade II Listed)

The terraces contain a number of balustrades and steps built at the same time as the original Crystal Palace. The structures are mainly in a poor condition with many loose or missing sections. The Masterplan for Crystal Palace Park includes proposals for the repair of these areas (without any indication of the extent or source of funding required). The Masterplan was recently granted permission.

(vii) Former National Sports Centre, Ledrington Road, Crystal Palace (Grade II* Listed)

Repair and refurbishment work on this property has been completed by the London Development Agency and as such it will be removed from the Heritage at Risk register in 2010.

(viii) Crystal Palace Park (Grade II* registered park at risk)

The Crystal Palace Park Masterplan has recently been granted permission.

(ix) Old Town Hall, Tweedy Road, Bromley (Grade II Listed)

The Old Town Hall is currently vacant and awaiting a new use. It is being marketed for sale as a possible hotel.

(x) The Priory, Orpington (Grade II* Listed)

Heritage Lottery Funding is being sought to enhance the museum space and to create a café area. The enhancement of the Museum would also involve conservation work to the building and a fully restored landscape to the front of the building.

Since the middle of 2009, the Property Division and the Planning Division have both been part of the Renewal and Recreation Directorate and this has enabled an even greater degree of liaison in respect of the maintenance and care of the Council owned Heritage Assets which include Statutory Listed Buildings, Locally Listed Buildings, Registered Parks and Gardens, and Scheduled Ancient Monuments.

The 2010 Heritage Register will assist the Property Division with their programme for ongoing maintenance and management. In addition to the sites detailed above, the other entries on the register in local authority ownership are:-

Bromley Palace Park-the Ice House; Pulhamite Fernery and Waterfall. These are new additions.

High Elms Ice house

Romano- British Masonry building and Saxon cemetery, Fordcroft, Orpington

Romano- British site, Wickham Court Farm, West Wickham

The intention is to ensure there is continuing close liaison between the property and planning divisions. Both share the same objective which is to protect and, having regard to financial restraints, manage and conserve the Heritage Assets within the Council's ownership.

Non-Applicable Sections:	POLICY, FINANCIAL, LEGAL and PERSONNEL
Background Documents: (Access via Contact Officer)	

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Agenda Item 8

Report No.
DRR/10/00149

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **13 January 2011**

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

Title: **PLANNING LEAFLETS AND INFORMATION FOR THE PUBLIC**

Contact Officer: Tim Horsman, Assistant Development Control Manager
Tel: 020 8313 4441 E-mail: tim.horsman@bromley.gov.uk

Chief Officer: Bob McQuillan

Ward: N /A

1. Reason for report

The planning process can be complex and the planning division has always taken pride in presenting comprehensive information on issues about which we receive frequent queries. Some information is now outdated and since the vast increase in use of the Council's website as a source of information, an updated strategy and topic list is set out below in order to maintain this useful source of information for the public.

2. **RECOMMENDATION(S)**

Members are asked to agree the strategy for replacement of the current factsheets over the next 9 months.

Corporate Policy

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

Financial

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

Staff

1. Number of staff (current and additional): 2
 2. If from existing staff resources, number of staff hours: 100
-

Legal

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

Customer Impact

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

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 Planning Division has a number of leaflets and information sheets which have been periodically updated over the years. The current set are based on an A4 format and are predominantly text based, and whilst available on the website their primary format is paper.

3.2 The current set of information factsheets is set out below

3.1P1. Trees

3.2P2. Listed Buildings

3.3P3. Crime Prevention

3.4P4. Permitted Development Rights

3.5P5. Boundaries

3.6P6. Commercial Vehicles

3.7P7. Personal Searches / Land Charges

3.8P8. Extensions – Sidespace

3.9P9. Site Notices and Publicity

3.10 P10. Ordnance Survey Extracts

3.11 P11. Countryside Management

3.12 P12. Planning Committees

3.13 P13. Conservation Area Designation

3.14 P14. Copyright Plans

3.15 P15. Disability Discrimination Act 1995

3.16 P16. Telecoms

3.17 P17. Street Numbering

3.18 P18. Speaking at Committee

3.19 P19. Security Shutters

3.20 P20. Locally Listed Buildings

3.21 P21. Childcare / Preschool

3.22 P22. Working From Home

3.23 P25. Design and Access Statements

3.3 Other information leaflets available (which are not proposed to be changed either because they are not published by the Council or the planning division) include the following. This information is provided to demonstrate that there may be reasons why a topic is not covered in the Council advice (or not in so much detail)

- Access To Your Drive (LBB Highways)
- Householder Guide to Satellites (DCLG)
- Party Wall Act (DCLG)
- Mobile Phones and Health (DoH)
- Complaints about the Council (Ombudsman)
- Notes for Developers – Refuse (LBB Waste)
- Planning a Guide for Householders (DCLG)
- Protected Trees (DoE)
- Outdoor Advertisements (DCLG)
- Getting It Right (LBB)

LBB Building Control Leaflets:

- Replacing Windows
- Administration Charges
- Exempt Domestic Buildings
- Choosing Your Builder
- Solicitors Enquiries
- Home Electrical Safety
- The Party Wall Act

3.4 An update of the topics covered and information provided is set out below to provide comprehensive up to date information on all aspects of the planning process where not already provided nationally. The new information format will be predominantly web based, with printer friendly options for those wishing to have a paper based version, in line with the Council's policy of reducing avoidable contact to encourage greater use of the Council's website to access information.

3.5 New Topics: The information can be divided into 3 sections –

1. Procedural advice regarding the planning application process

2. Advice regarding specific matters arising for applications

3. Other related topics

Ref	Topic	Brief Description
1-1	Do I Need Planning Permission and Permitted Development (Householder)	Details of information on whether permission may be required
1-2	Planning Applications for Businesses	Details of whether permission may be required, how to get further advice and support for businesses through planning
1-3	Pre application enquiries and meetings	Information on arrangements, charges, expected information etc
1-4	Planning Committee Meetings	Explanation of process and arrangements including layout of meeting and public speaking
1-5	Your Planning Application	Summary of application process for applicants
1-6	Planning Reception: Duty Planner Service	What to expect
1-7	Planning Service Charges	Charges for maps, copying, etc (not planning application fees)

1-8	Viewing and Commenting on Planning Applications	Ways to view applications and comment and what are valid topics for objections
1-9	Site Notices and Publicity	Statutory and non-statutory publicity given to applications by the Council
1-10	Design and Access Statements	When required and expected content
1-11	Appealing the Councils Decision	Guide to when you are entitled to appeal and outline of process
2-1	Advertisements	Guide to advert consent including what is likely to require consent
2-2	Food and Drink Proposals	Information required for applications, potential issues etc
2-3	Trees	Taking account of trees in development, contacts and information expected for applications
2-4	Listed and Locally Listed Buildings	Taking account of LBs in development, difference with LLBs, contacts and information expected for applications
2-5	Conservation Areas	Designation, requirements for applications and contacts
2-6	Design of Residential Extensions	Guidance for generally acceptable designs reflecting Council policy
2-7	Shopfronts and Security Shutters	Guidance for acceptable design and styles
2-9	Crime Prevention	What to take into account for an application, contacts
2-10	Childcare / Preschool Proposals	Requirements and preferred locations including planning considerations
2-11	Areas of Special Residential Character	Information about the designation and advice for planning proposals within these areas
3-1	Telecommunications	Council's powers, further information links including health concerns
3-2	Countryside Management	Information on what it does and projects
3-3	Boundaries	Relationship to planning application process and disputes
3-4	Parking of Commercial Vehicles	When this may require permission

3-5	Personal Searches / Land Charges	How to arrange and what to expect
3-6	Ordnance Survey Extracts	Purchasing, copying and using
3-7	Accessibility and the Disability Discrimination Act	Information on how this needs to be taken into account for proposals
3-8	Street Naming and Numbering	When to contact and when required
3-9	Working From Home	When planning permission may or may not be required
3-10	Building or Renewing Hardstanding	When pp is required or not
3-11	Enforcing Planning Control	How, when, why and what

3.6 The review will be achieved by updating the Council's website creating pages based on each of the above topics (where not already existing). This will enable links to other related information, and the use of images where appropriate. A downloadable version of the information will be provided on each page, and hard copies of this can be made available at the Civic Centre or posted to those unable to access the internet. The review will commence in January 2011 and is expected to be completed by September 2011.

Non-Applicable Sections:	POLICY, FINANCIAL, LEGAL, and PERSONNEL
Background Documents: (Access via Contact Officer)	Listed in Section 3 above

Agenda Item 9

Report No.
DRR/10/00145

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **13 January 2011**

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

TITLE: PLANNING ENFORCEMENT - MONITORING REPORT 2010

Contact Officer: Tim Bloomfield, Development Control Manager
Tel: 020 8313 4687 E-mail: tim.bloomfield@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Borough-wide

1. Reason for report

- 1.1 Further to the previous monitoring report to DCC on 31 August 2010 this report provides an update on planning enforcement in 2010 in particular during the final quarter of the year. The report also provides an overview of planning enforcement activity and highlights a number of cases which were successfully concluded in during the year.

2. **RECOMMENDATION**

- 2.1 Members comments are requested.

Corporate Policy

Existing policy:

Financial

1. No cost
 2. N/A
 3. Budget head <Planning Division>
 4. Total budget for this head £3.8m
-

Staff

1. Number of staff (current and additional) - 3
 2. If from existing staff resources, number of staff hours – n/a
-

Legal

1. Non-statutory - Government guidance:
 2. Call-in is not applicable:
-

Customer Impact

Estimated number of users/beneficiaries (current and projected) - All

3. COMMENTARY

- 3.1 Despite the continued downturn in the economy, the level of planning enforcement activity in 2010 remained relatively high. Although there was a small reduction in the number of complaints received - approx. 800 new cases in 2010 compared with 950 cases in 2009, significant fluctuations in the number of new cases per quarter were experienced ranging from 258 in the second quarter (April – June) to 125 in the final quarter (October – December), reflecting the increase in building activity in the spring/summer.
- 3.2 26 enforcement notices were issued in the final quarter of the year, with a total of 115 notices issued in the year as a whole. In terms of the types of breach of planning control concerned, 44 notices related to operational development, 29 to changes of use, 20 to untidy site notices and 19 to breach of conditions. 30 enforcement notices have been appealed so far in 2010.
- 3.3 The most common type of complaint related to operational development (32%), untidy sites (13%), departure from approved plans (10%), commercial activity (8%) and breaches of condition (7%). Further details showing a breakdown of the type of breaches are summarised in the attached table, **(Appendix 1)**
- 3.4 With regard to legal action there were 9 prosecutions concerning breach of effective enforcement notices in 2010 in addition to a number of pending cases where pre-action warning letters have resulted in the breach being rectified or are awaiting the issue of summons.
- 3.5 There were 3 applications for injunction proceedings in the courts involving serious breaches of planning control in addition to 2 on-going cases. The courts have generally continued to support injunctive action to restrict or prohibit unauthorised development or uses of land which cause material harm to the environment provided it can be demonstrated that such action is proportionate.
- 3.6 With regard to unauthorised advertisements proceedings have been authorised under the Control of Advertisement Regulations in 15 cases. In most cases the breaches have been rectified following the issue of warning letters before action.
- 3.7 There have been a number of significant cases during 2010 where action has been taken to rectify breaches of planning control:
1. **14 Broomwood Road, St. Paul's Cray** – direct action to clear an untidy site in a residential area to ensure compliance with an effective S215 notice (completed August 2010).
 2. **Sheetings Farm, Biggin Hill** – injunction proceedings requiring compliance with effective notices to remove waste material (completed October 2010).
 3. **Highfield Farm, Layhams Road** – appeal dismissed and notices upheld requiring clearance of waste material. Works currently in progress, anticipated completion Spring 2011.
 4. **Archies Stables, Cudham Lane North** – permission refused, appeal lodged. Injunction action taken, awaiting court hearing in 2011.
 5. **39 Selby Road, SE20** – breach of effective notices, appeal dismissed, permission granted for revised scheme. Awaiting trial in 2011.

6. **1A Holbrook Hall** – Non-compliance with Breach of Condition Notice. Successful prosecution, direct action authorised.
 7. **32 Hillcrest Road, Biggin Hill** – breach of effective notice. Appeal dismissed. Direct action authorised.
- 3.8 With regard to staffing levels, 2 planning investigation officers have retired within the past 18 months. There are currently 3 full-time officers investigating breaches of planning control throughout the Borough, one of whom is due to retire in May 2011. In addition, the section's technical clerk retired in July 2010 and the post remains unfilled.

ENF/TCB/Dec. 2010

ENFORCEMENT STATISTICS 1 JANUARY 2010 TO 31 DECEMBER 2010

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
No. of Complaints	44	82	82	85	96	77	74	52	63	59	36	32	782
1st quarter	208												
2nd quarter	258												
3rd quarter	189												
4th quarter	127												
Total complaints	782												
Number of Notices													
Operational Development	4	2	3	2	6	3	2	7	2	9	3	1	44
Change of Use		1	1			1	2	15	2	5	2	0	29
S215	1		1		1	3		8	2	4		0	20
Breach of Condition Notice	2	2	1	3	3		1	1	4	1	1	0	19
Planning Contravention Notice	1						1					0	2
Stop Notice							1					0	1
TOTAL	8	5	6	5	10	7	7	31	10	19	6	1	115
Range of complaints													
Operational Development	17	19	33	28	29	21	24	18	24	10	17	6	246
Untidy Sites (S215)	6	10	6	8	21	12	7	10	4	17	1	3	105
Commercial Activity	5	8	3	10	5	10	6	3	5	3	4	4	66
Breach of condition	3	7	3	8	7	5	6	2	2	6	1	4	54
Adverts	3	4	4	2	5	3	0	0	1	3	1	1	27
Boundary treatment	3	1	7	3	2	4	3	3	5	1	2	3	37
Plans - not built according to	2	9	11	12	10	7	9	2	8	5	2	4	81
Commercial vehicle - parking of	1	1	1	0	0	0	1	1	0	1	0	1	7
Change of Use	2	6	6	3	9	3	2	5	2	5	3	4	50
Access	0	2	2	0	1	0	0	0	5	0	1	0	11
Shop shutters	0	1	1	1	0	0	0	0	0	1	0	0	4
Satellite Dishes	0	1	2	0	1	0	0	0	0	1	2	0	7
Number of:													
Advert proceedings													15
Prosecutions													9
Injunctions													5
Warrants													1

Percentage
 31%
 13%
 8%
 7%
 3%
 5%
 10%
 1%
 6%
 1%
 1%
 1%

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Report No.
DRR/10/00146

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: Development Control Committee

Date: 13 January 2011

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

Title: **PLANNING APPEALS - MONITORING REPORT 2010**

Contact Officer: Tim Bloomfield, Development Control Manager
Tel: 020 8313 4687 E-mail: tim.bloomfield@bromley.gov.uk

Chief Officer: Chief Planner

Ward: All

1. Reason for report

- 1.1 This report follows the previous appeals monitoring report to DCC on 23 November 2010 which related to the period January – September 2010. This report provides an update for the period October - December 2010 and gives an overview of planning appeals activity for the whole year. The report also addresses concerns about the operation of the Householder Appeals Service ('fast track' appeals) and provides a summary of the various methods for determining appeals.
-

2. RECOMMENDATION

- 2.1 For information.

Corporate Policy

1. Policy Status: N/A. UDP2006
 2. BBB Priority: Quality Environment.
-

Financial

1. Cost of proposal: No cost
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Planning Division
 4. Total current budget for this head: £3.8
 5. Source of funding: Existing revenue budget
-

Staff

1. Number of staff (current and additional): 4
 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): All
-

Ward Councillor Views

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

3. COMMENTARY

- 3.1 In the period October to December 2010 70 new planning appeals were lodged. 250 appeals were lodged in 2010 compared with 300 in 2009. Over the same period 265 appeal decisions were received of which 145 were dismissed and 113 allowed, with 4 part allowed/part dismissed.
- 3.2 The proportion of appeals dismissed varied from 38% in January to 71% in June 2010. However, the statistics for individual months are not reliable indicators of performance and the over the year as a whole almost 60% of all appeals were dismissed.
- 3.3 With regard to appeal procedure, the written representations method accounted for 55% of all appeals in 2010. The number of informal hearings fell to 10% while the proportion of appeals dealt with by local inquiries was only 1%. This very low figure may be a reflection of the longer timescales for inquiries, as well as the significantly higher costs involved due to legal representation and attendance by expert witnesses and it would appear that this trend is likely to continue until the economic climate improves.

'Fast Track' Appeals (FTA)

- 3.4 The previous report to DCC on 23 November 2010 summarised the 'fast track' or Householder Appeals System (HAS) procedure which was introduced by the Planning Inspectorate in April 2009 in an effort to streamline householder appeals. This has significantly reduced the timescale for smaller scale, more straightforward householder appeals. In 2010 the proportion of appeals dealt with by the FTA method accounted for 35% of all new appeals in Bromley.
- 3.5 The average timescale for a FTA is currently about 8 weeks compared with 16 -18 weeks for a written representations appeal. This represents a significant reduction in timescale and has assisted in relieving some of the pressures on an overburdened appeals system. Appeals determined by hearing take longer, on average about 22 weeks.
- 3.6 In the period January – December 2010 Bromley received 86 FTAs. Of the fast track decisions received 40 were allowed and 39 dismissed. Experience over the first 18 months of operation indicates that the significantly shorter timescale has not had a significant effect on performance levels in that the proportion of householder appeals allowed and dismissed is largely unchanged since the new procedures were introduced.
- 3.7 The main concerns about the fairness and openness of the FTA procedure relate to the lack of opportunities to make representations on individual cases. In FTA cases the Council is no longer required to submit a written statement and the delegated or committee report forms the basis of the Council's case. Where an application is recommended for permission by officers but is subsequently refused at committee there is no opportunity for the Council to make further representations in support of the reasons for refusal or to respond to the grounds of appeal if the appeal is determined by the FTA method.
- 3.8 Most FTA appeal site visits are carried out unaccompanied by Inspectors without any participation by the Council. This denies the Council of the opportunity to point out specific features on the appeal site in support of the Council's case. There has also been some negative feedback from local residents regarding lack of opportunity to comment on an appeal or not being notified when the site visit takes place. Although the Council may make representations on the type of appeal procedure to be followed the final decision rests with the Inspectorate and there is concern that local views are not being given sufficient weight.

- 3.9 Further to the resolution by DCC on 23 November a letter has been sent to the Planning Inspectorate setting out the Council's concerns about the FTA procedure. A response is awaited and a verbal update will be given if a response is received by the date of this committee

Methods of Appeal

- 3.10 At the previous committee Members requested a further report outlining the various methods of appeal and whether those appeals had arisen from a refusal under delegated powers.

In 2010 the breakdown by appeal procedure was as follows:

1. Written representations	137	(55%)
2. 'Fast Track'	86	(35%)
3. Informal hearing	25	(10%)
4. Local inquiry	2	(1%)
<hr/>		
Total	250	

- 3.11 In summary, the written representation method involves completion of a questionnaire and exchange of written statements followed by an accompanied site visit. FTAs apply only to small scale householder appeals and involve completion of a questionnaire but no requirement for a statement followed by an unaccompanied site visit by the Inspector. An informal hearing involves submission of a written statement of case followed by a public hearing chaired by an Inspector, attended by the appellant and the Council's planning witness without any legal representation. A local inquiry is held where the planning issues are more complex requiring cross examination of witnesses or giving evidence on oath where the main parties have legal representation.
- 3.12 The overall figures for 2010 confirm that approx. 60% of all appeals were dismissed and 40% allowed which generally reflects the national average. A brief analysis of appeal decisions received in 2010 shows that 155 (70%) were determined under delegated authority and 63 (30%) were determined at committee. Of the cases which were determined by committee 25% were dismissed on appeal whereas 63% of the cases determined under delegated authority were dismissed.

Report No.
DRR/10/00148

London Borough of Bromley

PART 1 - PUBLIC

- Info on notices, orders or directions

Decision Maker: **Development Control Committee**

Date: **13 January 2011**

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

Title: **THE LOCALISM BILL**

Contact Officer: Bob McQuillan, Contact Officer's Title Chief Planner
Tel: 020 8313 4441 E-mail: bob.mcquillan@bromley.gov.uk

Chief Officer: Bob McQuillan

Ward: N /A

1. Reason for report

This report provides a summary of the parts of the Localism Bill which deal with planning issues.

2. **RECOMMENDATION(S)**

Members may wish to comment.

Corporate Policy

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

Financial

1. Cost of proposal: Estimated cost £1k
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Planning
 4. Total current budget for this head: £3.3m
 5. Source of funding: Existing revenue budget
-

Staff

1. Number of staff (current and additional): 1
 2. If from existing staff resources, number of staff hours: 4
-

Legal

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

Customer Impact

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

Ward Councillor Views

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

3. COMMENTARY

3.1 The Localism Bill was published on 13th December 2010. Included in the Bill are the Government's intentions to bring forward a number of changes to the planning system. Part 5 of the Bill relates specifically to planning. Other parts which also have implications for planning are Chapter 4 of Part 1-predetermination and Part 7 which deals with London.

3.2 The Department of Communities and Local Government summarise the changes as follows.

3.3 Part 1 Chapter 4 Predetermination

"Councillors should be free to campaign, to express views on issues and to vote on those matters, without fear of being unjustly accused of having a closed mind on a particular issue because of it. Predetermination and bias have proved to be difficult and controversial issues for many local authority members in the past. We will be legislating in the Localism Bill to make it clear that the normal activities of a councillor; campaigning, talking with constituents, expressing views on local matters and seeking to gain support for those vies should not lead to an unjust accusation of having a closed mind on an issue that can lead to a legal challenge. The fear of being accused of bias and consequently having a decision challenged or overturned has prevented councillors from speaking up, denying the public their representation in council. The Bill will give councillors the assurance that they can campaign, discuss and vote on issues with confidence. Press notice at: <http://www.communities.gov.uk/news/newsroom/1768611>"

3.4 Part 5 Planning

Community Infrastructure Levy

The Community Infrastructure Levy allows local authorities to set charges which developers must pay when bringing forward new development in order to contribute to new infrastructure. The Bill introduces three changes to the Community Infrastructure Levy. Firstly, the Bill includes provisions to make regulations requiring some of these funds to be passed to neighbourhoods where the development has taken place. Secondly, it makes clear that funds can be spent on the ongoing costs of infrastructure, as well as the initial costs of new infrastructure. Lastly, it gives local authorities greater control over setting their charging levels – while independent examiners will still consider whether the charging schedule is unreasonable, it will be for the authority to decide how to make it reasonable. Press notice at: <http://www.communities.gov.uk/news/communities/1772640>

Local Plan Reform

Minister wish to give local authorities and communities greater choice and control by removing the ability of the Planning Inspectorate to re-write local plans - and by removing procedures on timetabling and monitoring, which many authorities have found bureaucratic. Planning inspectors will continue to assess local plans at a public examination, and authorities will only be able to adopt plans judged 'sound' by the inspector, but inspectors will only be able to suggest changes at the request of the local authority. Local authorities will be able to suggest changes during the examination and withdraw development plan documents before their adoption, without seeking clearance from central Government. Local authorities will also have to publish up to date information direct to the public on what planning documents they are preparing, while central government powers to direct changes will be more limited.

Neighbourhood Planning

The Bill will introduce a new right for communities to shape their local areas. Neighbourhood plans will enable communities to permit development – in full or in outline – without the need for planning applications. The current planning system is too centralised and bureaucratic. This complexity makes it inaccessible to communities. Top-down enforcement of housing targets has alienated communities and stoked up local opposition to development. This will lift the burden of centralised controls and give neighbourhoods and local areas the flexibility to innovate, be

creative, access new resources and control their own futures. Reforms will streamline decision-making and remove barriers to development. Press notice at:

<http://www.communities.gov.uk/news/newsroom/1788714>

Community Right to Build

This measure will give local communities the power to take forward development in their area without the need to apply for planning permission, subject to meeting certain safeguards and securing 50 per cent support of the community through a referendum. It will be for communities to identify suitable land, sources of finance and secure support for their proposals, but we will put in place arrangements to provide help and guidance. This right aims to tackle the lack of development coming forward in rural areas where local planning authorities are resistant to development and consequently restrict expansion despite communities themselves expressing a wish to see new housing and other facilities built. Communities will be able to safeguard the future of rural villages for future generations by providing the framework to develop without being told that it does not fit with their local council's plans and should not go ahead. Press notice at:

<http://www.communities.gov.uk/news/newsroom/1722128>

Duty to cooperate

We are introducing a duty to cooperate to ensure that local authorities and public bodies cooperate with each other. The duty will be a key element of our proposals for strategic working once Regional Strategies are abolished. Working alongside the incentives that we are implementing, such as the New Home Bonus and Business Rates, it will act as a strong driver to change the behaviour of local authorities.

Pre-application consultation

To strengthen the role of local communities in planning, the Bill will introduce a new requirement for prospective developers to consult local communities before submitting planning applications for very large developments. This is intended to give local people a real chance to comment on proposed developments which may have an impact on them, and to collaborate on issues such as design at an early stage, when they still have a real chance to influence proposals before they are finalised. Developers will be required to have regard to any opinions raised during this consultation when deciding whether to make any changes before submitting their planning applications.

Enforcement

In order to engage in the planning system individuals and communities need to know that – where people try to flout the system – local planning authorities have the ability to take action. These proposals will tackle abuses like making deliberately misleading planning applications and running retrospective planning applications and enforcement appeals simultaneously.”

3.6 Part 7 London

“The full range of powers to strengthen London's governance includes:

- The devolution of executive powers over housing investment from the Homes and Communities Agency to the Greater London Authority so it can be fully aligned with the Mayor's own funding pot and the London Housing Strategy;
- The abolition of the London Development Agency, with its city-wide roles on regeneration and management of European funding to be transferred to the Greater London Authority so that the Mayor is directly accountable. The Government has already announced the end of the Government Office including London and the Regional Development Agencies;
- New powers for the Mayor of London to create Mayoral Development Corporations to focus regeneration where it's needed most, such as to help secure East London's Olympic legacy, in partnership with London Boroughs;

- Boroughs will be given control over more of the major local planning decisions that affect their local communities. The Mayor will only consider the largest planning applications in future;
- Streamlining consultation on Mayoral strategies, so there is a single environmental strategy. The Assembly will also gain a new power to reject the Mayor's final strategies by a two-thirds majority.

Press notice at: <http://www.communities.gov.uk/news/newsroom/1785519>"

Non-Applicable Sections:	POLICY, FINANCIAL, LEGAL, and PERSONNEL
Background Documents: (Access via Contact Officer)	The Localism Bill

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Report No.
LDCS11004

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: Development Control Committee

Date: 13 January 2011

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

Title: PROPOSALS FOR CHANGES TO PLANNING APPLICATION FEES CONSULTATION

Contact Officer: Lisa Thornley, Democratic Services Officer
Tel: 020 8461 7566 E-mail: lisa.thornley@bromley.gov.uk

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

Ward: Boroughwide

1. Reason for report

- 1.1 At a meeting of the Executive Committee held on 8 December 2010, Members considered the Council's responses to a consultation document outlining proposals for changes to planning application fees (report attached at Appendices A and B). As the consultation was due to end on 7 January 2011, there was insufficient time for Members of Development Control Committee to consider the document first.
 - 1.2 The Chairman of Development Control Committee attended the Executive meeting and spoke in support of decentralisation of fee charges and the proposed responses.
 - 1.3 Members of the Executive endorsed the responses to the consultation document subject to the amendment of the response to question 1 (see Minute 122 attached at Appendix C).
-

2. **RECOMMENDATION**

Members are asked to note the report and the contents of the attached appendices.

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

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PART 1 - PUBLIC

Decision Maker: Executive

Date: 8th December 2010

Decision Type: Urgent Executive Non-Key

Title: PROPOSALS FOR CHANGES TO PLANNING APPLICATION FEES CONSULTATION

Contact Officer: Bob McQuillan, Chief Planner
Tel: 020 8313 4441 E-mail: bob.mcquillan@bromley.gov.uk

Chief Officer: Bob McQuillan

Ward: N /A

1. Reason for report

This report provides a suggested response on the questions asked as part of the consultation on planning application fees.

2. **RECOMMENDATION**

Members endorse the recommended responses.

Corporate Policy

1. Policy Status: N/A.
 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: Existing revenue budget
-

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: Non-statutory - Government guidance.
 2. Call-in: Call-in is not applicable.
-

Customer Impact

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

Ward Councillor Views

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

3. COMMENTARY

3.1 Research commissioned by the Department of Communities and Local Government from Arup in 2009 suggested that planning application fees were not covering the cost of handling those applications. In response a consultation on Proposals for Changes to Planning Application Fees has commenced. The consultation ends on 7th January 2011. A copy of the consultation document is attached.

3.2 At present planning fees are set nationally. Not all applications attract a fee. The consultation paper puts forward two options:-

1. Decentralise the responsibility of setting fees to local planning authorities
2. Maintain the current fee system

Option 1 is the preferred option in the consultation paper.

3.3 Comments are also sought on allowing local planning authorities to decide whether to give applicants a “free go” when resubmitting an application following refusal or withdrawal and to allow local planning authorities to set a higher fee for retrospective applications. It is not proposed to change the type of applications which do not attract a fee. The fee will cover only handling, processing and determining applications which attract a fee. It will not cover any other aspect of the planning service which remains to be funded by the local authority.

3.4 The consultation seeks a response to a number of questions

Question 1

Do you agree that each LPA should be able to set its own (non profit making) planning application fee charges?

While on the face of it this is an attractive change, in practice because the fees will operate on a cost recovery basis, it will not change the percentage of the planning service which will be covered by fee income.

Question 2

Do you agree that LPAs should be allowed to decide whether to charge for applications that are resubmitted following withdrawal or refusal?

This seems to be an appropriate change as resubmitted applications have similar consultation and processing costs for the LPA.

Question 3

Do you agree that LPAs should be able to set higher fees for retrospective applications?

Yes. As it is clearly unacceptable for applicants not to seek permission before commencing work, it is to be hoped that a higher fee would reduce the number of such applications.

Question 4

Are there any other development management services which are not currently charged for but should require a fee?

As the consultation paper makes clear, it is not proposed to change the exemption from fees of Listed Building, Conservation Area Consent applications and applications required for works to

protected trees. This is on the basis that owners cannot opt out of these designations which are in the public interest. However it would seem reasonable to be able to charge a fee for applications required because permitted development rights have been removed by condition. Such conditions are imposed because of local circumstances.

Question 5

Are there any other development management services which currently require a fee but should be exempt from charging?

No

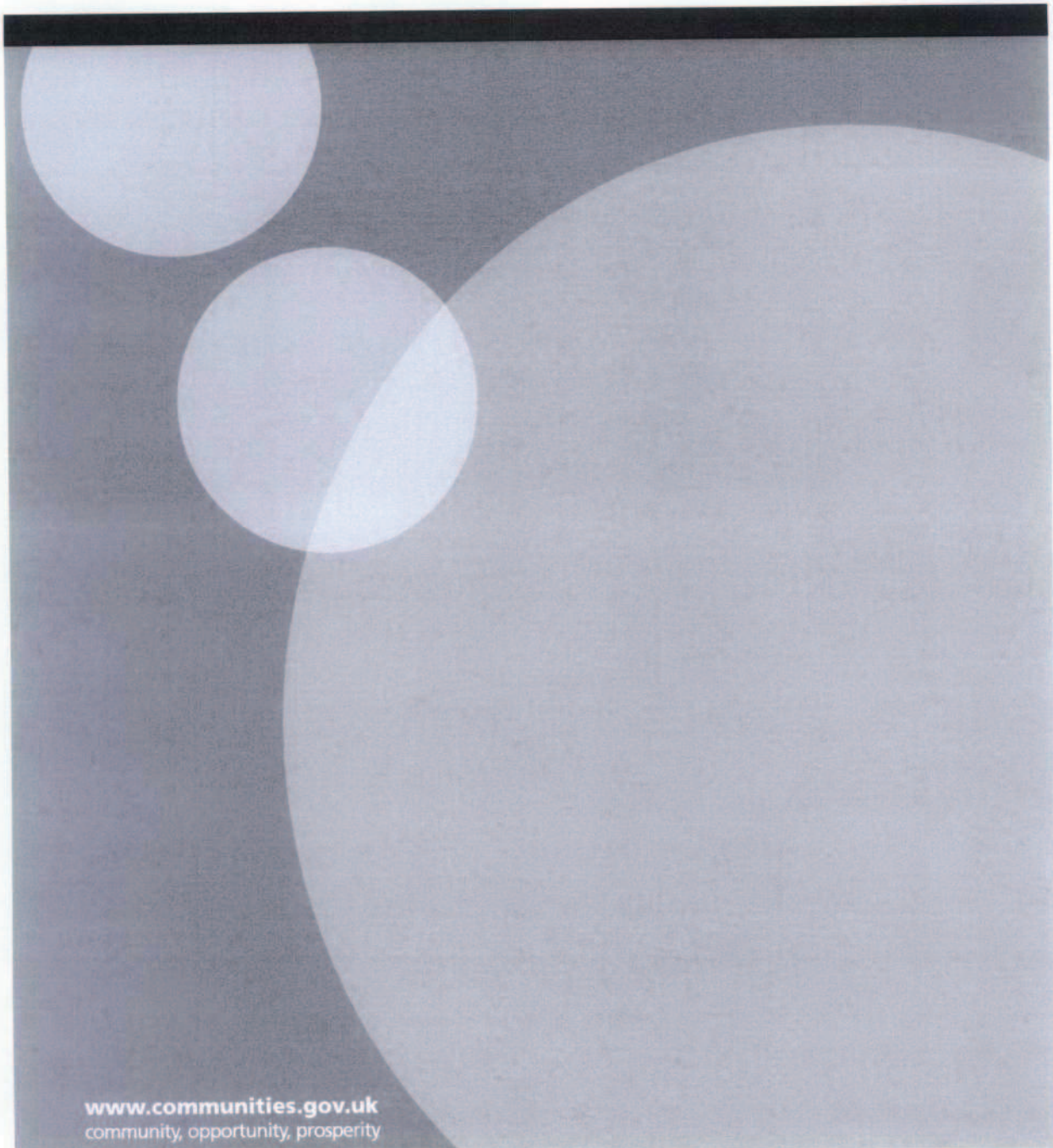
4 FINANCIAL IMPLICATIONS/ PERSONNEL IMPLICATIONS

4.1 At this early stage and with limited detail available about the final option to be chosen, it is not possible to add to what is in the body of the report. Should the preferred option be adopted, it may limit the percentage of the planning budget within the Council's control and could increase the cost of providing that part of the planning service not covered by fee income.

Non-Applicable Sections:	Policy; Legal	
Background Documents: (Access via Contact Officer)	Proposals for Changes to Planning Application Fees Consultation	



Proposals for changes to planning application fees
in England
Consultation



www.communities.gov.uk
community, opportunity, prosperity



Proposals for changes to planning application fees
in England
Consultation

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Scope of the consultation

<p>Topic of this consultation:</p>	<p>Planning application fees Local planning authorities received more than 450,000 planning applications in 2009-10, including everything from house extensions to large developments. It is resource intensive for authorities to handle, check and publicise applications and give each one appropriate and careful consideration. Local planning authorities charge fees in order to recover the costs of processing most types of planning applications. Fees are currently set nationally.</p>
<p>Scope of this consultation:</p>	<p>This consultation paper proposes changes to the planning application fees regime which would decentralise responsibility for setting fees to local planning authorities. We also propose to widen the scope of planning application fees so that authorities can charge for more of their services. This would enable (but not compel) authorities to charge for resubmitted applications, and would allow authorities to charge higher fees for retrospective applications. Both proposals will help to reduce taxpayer subsidy of planning applications.</p>
<p>Geographical scope:</p>	<p>Applies to local planning authorities in England.</p>
<p>Impact Assessment:</p>	<p>There is an impact assessment attached and it can be found at Annex B. We have undertaken an equalities impact assessment initial screening and no issues have been identified. If responses to consultation highlight any equalities issues with proposals, we will undertake a full equalities impact assessment as is necessary.</p>

Basic Information

To:	Local planning authorities, developers, businesses, householders and anyone else who makes planning applications.																								
Body/bodies responsible for the consultation:	<p>This consultation document is available on the Communities and Local Government website. If necessary, paper copies can be obtained from Julian Wheeler (see below). Your representations, by e-mail or in writing, should be sent – for receipt by the closing date of 7 January 2011 – to:</p> <p>Julian Wheeler Department for Communities and Local Government Zone 1/J1, Eland House Bressenden Place London SW1E 5DU e-mail: julian.wheeler@communities.gsi.gov.uk</p>																								
Duration:	15 November 2010 – 7 January 2011																								
Enquiries:	As above																								
How to respond:	As above																								
Additional ways to become involved:	<p>This policy change is a significant change for local authorities and developers and to help with the understanding of our proposals we have provisionally booked venues for a series of seminars for local authorities around the country. A separate event for developers and business interests will be held in London. This is aimed at chief planners or those with financial responsibilities to bring forward ideas about how to set up their own fees structure in time to meet the 1st October 2011 deadline.</p> <p>If you would like to take part in one of these workshops please email julian.wheeler@communities.gsi.gov.uk to book a place indicating your preferred venue (and a second choice). Please note that there are a limited number of spaces available at some venues so places will be allocated on a first come first served basis (or second choice venues will be allocated where possible).</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Time</th> <th>Venue</th> </tr> </thead> <tbody> <tr> <td>Friday 26 November</td> <td>10.30 – 12.30pm</td> <td>London (businesses)</td> </tr> <tr> <td>Monday 29 November</td> <td>2.30 – 4.30pm</td> <td>London (local planning authorities)</td> </tr> <tr> <td>Wednesday 1 December</td> <td>2 – 4pm</td> <td>Bristol</td> </tr> <tr> <td>Thursday 2 December</td> <td>2 – 4pm</td> <td>Leeds</td> </tr> <tr> <td>Wednesday 15 December</td> <td>2- 4pm</td> <td>Nottingham</td> </tr> <tr> <td>Monday 20 December</td> <td>2 – 4pm</td> <td>Manchester</td> </tr> <tr> <td>Tuesday 21 December</td> <td>10.30 – 12.30pm</td> <td>Guildford</td> </tr> </tbody> </table>	Date	Time	Venue	Friday 26 November	10.30 – 12.30pm	London (businesses)	Monday 29 November	2.30 – 4.30pm	London (local planning authorities)	Wednesday 1 December	2 – 4pm	Bristol	Thursday 2 December	2 – 4pm	Leeds	Wednesday 15 December	2- 4pm	Nottingham	Monday 20 December	2 – 4pm	Manchester	Tuesday 21 December	10.30 – 12.30pm	Guildford
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After the consultation:	Responses to the consultation will be analysed and considered before the Government's response to the consultation is published on the DCLG website.																								

<p>Compliance with the Code of Practice on Consultation:</p>	<p>The consultation does not comply with the Code which recommends a 12 week consultation period. This consultation will be for a reduced period of eight weeks because of the need to prepare secondary legislation, which will need to be debated and approved by Parliament before it can come into effect on 4 April 2011. An eight week period will enable the Government to take into account representations before drafting secondary legislation.</p>
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Background

<p>Getting to this stage:</p>	<p>The Planning Act 2008</p> <p>The provisions for charging planning application fees are set out in section 303 of the Town and Country Planning Act 1990, as substituted by section 199 of the Planning Act 2008. These provisions:</p> <ul style="list-style-type: none"> • allow fees to be charged in relation to any function of a local planning authority and for matters ancillary to those functions • allow the Secretary of State to prescribe fees or a means of calculating fees to be set by someone else (such as a local planning authority) • allow the Secretary of State to prescribe when a service would be exempt from fees <p>Research on planning application fees was undertaken by the previous Government (see next section). It informs our proposals.</p>
<p>Previous engagement:</p>	<p>The District Councils Network has published a paper on local authority fees and charges, which includes proposals to decentralise responsibility for setting planning application fees. The Local Government Association is in favour of these proposals.</p> <p>In February 2009, the previous Government commissioned independent research from Arup¹ to look at whether planning application fees were covering local authority costs, and to identify methods that authorities could use to set their own charges. Arup's report is available on our website. It shows:</p> <ul style="list-style-type: none"> • that authorities are recovering around 90 per cent of their costs, on average • that between April 2006 and March 2010 (with projections used for 09-10) the average cost of handling and determining planning applications was £619, and the average fee received was £569 • that around 35 per cent of development management resources are being allocated to dealing with applications which do not currently incur a fee

¹ *Planning Costs and Fees*, Ove Arup & Partners for Communities and Local Government, November 2010

Introduction

1. Local planning authorities received more than 450,000 planning applications in 2009-10, including everything from house extensions to large developments. It is resource intensive for authorities to handle, check and publicise applications and give each one appropriate and careful consideration. Local planning authorities are able to charge fees in order to recover the costs of processing most types of planning applications.
2. Fees are currently set nationally, which means they do not take account of differing local circumstances and market conditions. This is contrary to the spirit of localism, and the principle that decisions should be taken at the lowest possible level, by people who are accountable to the public.
3. The majority of local planning authorities are failing to recover costs from fee income. Since planning permission often adds significant value to land, this means that local tax payers are subsidising applications which may make the applicant a considerable profit. On the other hand, some authorities are actually generating more income through charging fees than it costs to process applications, because the national charges exceed their local costs.
4. The only way to overcome this is to enable authorities to set their own fees which reflect local costs, and encourage them to run a fair and efficient system.
5. This consultation paper proposes changes to the planning application fees regime which would decentralise responsibility for setting fees to local planning authorities. We also propose to allow authorities to charge for some of those applications which are currently free. Both proposals will help to reduce the subsidising of planning applications by local residents.
6. If accepted and approved by Parliament, the changes would be implemented from April 2011, with a six month transition period until October 2011.

The legal background

The Planning Act 2008

7. The provisions for charging planning application fees are set out in section 303 of the Town and Country Planning Act 1990, as substituted by section 199 of the Planning Act 2008. These provisions:
 - allow fees to be charged in relation to any function of a local planning authority and for matters ancillary to those functions
 - allow the Secretary of State to prescribe fees or a means of calculating fees to be set by someone else (such as a local planning authority)
 - allow the Secretary of State to prescribe when a service would be exempt from fees
8. Section 303 (10) of the Town and Country Planning Act 1990 states that the income from a fee must not exceed the cost of performing the fee-related function (handling, processing and determining planning applications, in this instance). This means that fees cannot be used to make a profit.

The basis for charging planning application fees

9. It is an established principle that local authorities should pay for activities that are purely or largely for the wider public good. The intention of development management is above all to promote the public good: since managing local development helps to secure the long-term benefits of sustainable, well-designed communities. Yet planning decisions often bring private benefit to the applicant as well; in particular, a property with planning permission may be much more valuable than it would be without. The power granted to authorities to charge planning application fees reflects the possible private benefit implicit in a planning permission. An applicant should expect to pay a fee for an application that could bring a measure of gain. The fee payable reflects the overall cost of handling, administering and deciding the application, including related overheads.

Resourcing the planning system

Research

10. In February 2009, the previous Government commissioned independent research from Arup¹ to look at whether planning application fees were covering local authority costs, and to identify methods that authorities could use to set their own charges. Arup's report is available on our website. It shows:
 - that authorities are recovering around 90 per cent of their costs, on average
 - that between April 2006 and March 2010 (with projections used for 2009-10) the average cost of handling and determining planning applications was £619, and the average fee received was £569
 - that around 35 per cent of development management resources are being allocated to dealing with applications which do not currently incur a fee

¹ *Planning Costs and Fees*, Ove Arup & Partners for the Department for Communities and Local Government, November 2010

The changes we propose

Decentralising planning application fees

11. Wherever possible, decisions should be taken at the local level, by people who are accountable to the public. There is no reason why charges for planning applications should be an exception. Local planning authorities should be able to set their own charges to recover their own costs. Applicants should be charged for the full cost of the application where they are paying a fee, rather than being subsidised by the general tax payer. **We therefore propose to decentralise responsibility for planning application fee setting to local planning authorities.**
12. In April 2008, fees were increased by 23 per cent in order to help authorities recover more of their costs. However, some authorities are still not recouping costs – as Arup’s research showed – while others are recovering more than it cost them. This variation is inevitable when fees are set nationally and has been raised as an issue by respondents to the Government’s Spending Challenge². Letting local planning authorities set their own fees will enable them to recoup their costs but not exceed them. At the same time, setting fees locally provides a stronger incentive for local planning authorities to run a more efficient service: since it will be a more transparent system, directly accountable to local residents.
13. If the proposal is taken forward there will be a six month transition period to give authorities time to develop charges which accurately reflect their costs.

Extending the scope of planning application fees

14. Some applications, such as those for listed building consent, are not currently subject to fees, because they provide significant public benefit. Annex A outlines the development management services for which a fee is and is not payable.
15. In some instances, applicants are receiving private benefits without having to pay a fee for their application. This isn’t sustainable for authorities and is unfair for the general tax payer, who is subsidising the application.
16. **We propose to widen the scope of planning application fees so that authorities can charge for more of their services.** This would enable (but not compel) authorities to charge for resubmitted applications, and would allow authorities to charge higher fees for retrospective applications. Specific proposals are outlined below.

² http://www.hm-treasury.gov.uk/press_23_10.htm

Options

Option 1 would decentralise the responsibility for setting fees for planning applications to local planning authorities

17. This would give local planning authorities control over setting planning application fees. We would set out in regulations the principal requirements for local planning authorities (which would include establishing a charging schedule) and exemptions from fees.
18. Local planning authorities would have to establish a charging scheme which reflects full cost recovery and the principle that the user should pay for the actual service they receive. Authorities should keep their costs to a minimum – helped by local democratic accountability – and should ensure that charges are based on efficient services which remain affordable.

Option 2 would maintain the current fee system

Preferred option

19. We believe that option 1 is the appropriate way forward. It would give local planning authorities the flexibility to charge fees that properly recover the costs they incur in determining planning applications. It is the option that is most consistent with the Government's commitment to localise and decentralise power. It will also introduce greater accountability and transparency into the planning fees system, as local planning authorities will need to be able to demonstrate that their charges are justifiable and based on cost.

Q1. Do you agree that each local planning authority should be able to set its own (non-profit-making) planning application fee charges?

Other proposals

Proposal (a) would allow local planning authorities to decide whether to give applicants a “free go” when resubmitting applications that have been withdrawn or refused

20. Currently no fee is payable for applications that are resubmitted following withdrawal before determination or refusal (this is known as the “free go”). This is principally because it was considered unfair to charge applicants twice for similar applications, which should theoretically not require as much work to determine as two separate, unrelated applications. However, in practice, a resubmitted application may be very different from the original application whilst still being entitled to a “free go”. Resubmitted applications, can represent substantial work, and therefore cost, for an authority. A comprehensive “free go” fails to reflect this cost. A better approach would be to allow authorities to make their own decisions about whether or not to allow a “free go”, depending on the local costs they expect to incur for resubmitted applications. This would also allow local authorities to deter repeat applications for development which already exists (retrospective planning applications).

Q2. Do you agree that local planning authorities should be allowed to decide whether to charge for applications that are resubmitted following withdrawal or refusal?

Proposal (b) would allow local planning authorities to charge a higher fee for retrospective planning applications

21. Currently no distinction is made between fees for routine applications and applications which are made retrospectively (after development has begun). Retrospective applications are sometimes made as a result of investigation by a local planning authority. In these instances, they impose a greater cost on authorities than routine applications. The principle behind planning application fees is that they should be set at a level that allows authorities to fully recover the associated costs. Authorities should therefore be able to charge a higher fee for retrospective applications where the application has come about as a consequence of investigatory work by the authority, in order to recover all of the related costs.

Q3. Do you agree that local planning authorities should be able to set higher fees for retrospective applications?

Any other comments

22. Applications for Listed Buildings, Conservation Area consent³ and for works to trees that are the subject of a tree preservation order (TPO consent) do not currently incur a fee. In developing our proposals we considered whether this position should change. We are not minded to make a change principally because owners cannot opt-out of having their building Listed or located within a Conservation Area designation, and because such designations confer burdens with regard to preservation and maintenance that are clearly in the public interest. Similarly residents cannot opt-out of the tree preservation order designation, it is a burden on those affected, and tree maintenance (which requires consent) is of public environmental benefit. However, we would welcome comments or suggestions about whether this is the appropriate approach, or about fees and concessions on fees for development management services that have not been discussed in this consultation paper. Annex A sets out the main types.

Q4. Are there any other development management services which are not currently charged for but should require a fee?

Q5. Are there any other development management services which currently require a fee but should be exempt from charging?

³ Conservation Area consent is required for the demolition of a building (within a Conservation Area) with a volume of greater than 115 cubic metres, although there are a few exceptions; and for the demolition of a wall, fence, gate or railing over 1 metre in height next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres in height elsewhere.

Invitation to comment

23. We welcome your comments on this document. You might also want to look at *Planning Costs and Fees*, which outlines some of the evidence informing our proposals. It is on our website.
24. In summary, we propose:
- **to decentralise responsibilities for setting planning application fees to local planning authorities**
 - **to allow authorities to decide whether to provide applicants with a “free go” for applications that are resubmitted following withdrawal or refusal**
 - **to enable authorities to set higher fees for retrospective applications.**
25. The **options** and **proposals** are explained on pages 9–10. A summary of **questions** is below. If responding, please make clear which option, proposal, question or other element of the consultation paper each comment relates to. Ideally, comments should be supported with evidence or data, though anecdotal evidence can serve to illustrate a wider point or identify a risk.

- Q1** *Do you agree that each local planning authority should be able to set its own (non-profit-making) planning application fee charges?*
- Q2** *Do you agree that local planning authorities should be allowed to decide whether to charge for applications that are resubmitted following withdrawal or refusal?*
- Q3** *Do you agree that local planning authorities should be able to set higher fees for retrospective applications?*
- Q4** *Are there any development management services which are not currently charged for but should require a fee?*
- Q5** *Are there any other development management services which currently require a fee but should be exempt from charging?*
- Q6** *What are the likely effects of any of the changes on you, or the group or business or local authority you represent?*
- Q7** *Do you think there will be unintended consequences arising from these proposals?*
- Q8** *Do you have any comment on the outcomes predicted in the impact assessment, in particular the costs and benefits (see Annex B)?*

26. This consultation document is available on The Department for Communities and Local Government website. If necessary, paper copies can be obtained from Julian Wheeler (see below). A consultation response form is provided, and your representations, by e-mail or in writing, should be sent – for receipt by the closing date of 7 January 2011 – to:

Julian Wheeler
 The Department for Communities and Local Government
 Zone 1/J1, Eland House
 Bressenden Place
 London
 SW1E 5DU

e-mail: Julian.Wheeler@communities.gsi.gov.uk

27. Where possible this consultation follows the Government's Code of Practice on Consultation (see **Annex C** for further details). When commenting, please say if you represent an organisation or group, and in what capacity you are responding. A summary of responses will be published on the website following consultation. Hard copies of the summary can also be obtained thereafter, by contacting Julian Wheeler at the above address.

28. Information provided in response to this consultation, including personal information, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA) and the Data Protection Act 1998 (DPA)).
29. If you want the information that you provide to be treated as confidential, please be aware that, under the FOIA, there is a statutory code of practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.
30. The Department for Communities and Local Government will process your personal data in accordance with the Data Protection Act and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties. Individual responses will not be acknowledged unless specifically requested.
31. Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Annex A

Fees for development management services

A fee is currently payable for:

- 1) Applications for:
 - full or outline planning permission
 - non-material changes to planning permission
 - approval of reserved matters
 - certificates of lawfulness of existing or proposed use or development
 - consent to display advertisements
 - determination as to whether prior approval will be required for permitted development
- 2) Requests for confirmation that conditions attached to a grant of planning permission have been complied with
- 3) Site visits to a mining or landfill site

A fee is currently not payable for:

- 1) Applications for Listed Building consent
- 2) Applications for Conservation Area consent
- 3) Applications for works to trees covered by a tree preservation order
- 4) Applications that are resubmitted following withdrawal or refusal
- 5) Applications for development to dwellinghouses, or buildings to which members of the public are admitted, for the purpose of providing means of access for disabled people (or securing the safety, health or comfort of disabled people, in the case of dwellinghouses)

- 6) Applications for development which is allowed under permitted development rights where those rights have been removed by an Article 4 direction or a condition
- 7) Second applications (made following the granting of planning permission) relating to development of the same character or description on the same site
- 8) Applications relating to the same use class which are made necessary because of a condition
- 9) Applications to consolidate subsisting minerals planning permissions

Fees for town and parish councils

Parish and town councils enjoy various rights under Schedule 2 Part 12 of the General Permitted Development Order to carry out works without the need to make a planning application. Where they do need to apply, they pay a 50 per cent fee.

Fees for playing fields

There is currently a flat-rate fee of £335 for applications made by non-profit making clubs or other non-profit-making sporting or recreational organisations, relating to playing fields for their own use. The term 'playing field' includes football, cricket, hockey or hurling pitches, but not enclosed courts for games such as tennis or squash, and not golf courses or golf driving ranges.

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**122 PROPOSALS FOR CHANGES TO PLANNING APPLICATION FEES
IN ENGLAND (CONSULTATION)**
Report DRR 10/00139

A consultation document on Proposals for Changes to Planning Application Fees had been received with a closing date of 7th January 2011, a copy of which had been circulated with the officer report.

Currently planning fees were set nationally although not all applications attracted a fee. The consultation paper put forward two options:-

- i) To decentralise the responsibility of setting fees to local planning authorities (this was the preferred option in the paper); or
- ii) Maintain the current fee option.

The proposals for fee changes were on the basis that a local authority would be able to set its own fee levels but should be non profit making. The fee would cover only handling, processing and determining those applications which attracted a fee. It was not proposed to change the type of applications that did not currently attract fees. Comments were also being sought on allowing local planning authorities to decide whether to give applicants a 'free go' when resubmitting an application following refusal or withdrawal and to set a higher fee for retrospective applications.

The Chief Planner had set out proposed responses to the consultation questions for approval and explained the background to the comments. Councillor Michael, Chairman of the Development Control Committee, attended to speak to the item, which because of the deadline had not been able to be considered by her Committee. She supported the decentralisation of fee charges and the responses proposed. The Chairman suggested that the response to Question 1 on whether the Council agreed that LPAs should set their own fees should be more positive.

RESOLVED that the recommended responses to the consultation on planning fees as set out in the report be endorsed subject to Question 1 being "Yes, but while on the face of it this is an attractive change, in practice because the fees will operate on a cost recovery basis, it will not change the percentage of the planning service which will be covered by fee income."

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Report No.
DRR10/00143

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: Development Control Committee

Date: 13 January 2011

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

Title: DRAFT ANNUAL MONITORING REPORT: 2009/10

Contact Officer: Mary Manuel, Head of Planning Strategy and Projects
Tel: 020 8313 4303 E-mail: mary.manuel@bromley.gov.uk

Chief Officer: Chief Planner, Bob McQuillan

Ward: Boroughwide

1. Reason for report

The Planning and Compulsory Purchase Act 2004 requires the submission of an Annual Monitoring Report to the Department of Communities and Local Government by 31st December each year. This report provides, as Appendix 1, the report for 2009/10, which has been submitted to the DCLG to meet the December 2010 deadline as a draft, subject to this Committee's endorsement.

2. **RECOMMENDATION**

That the draft Annual Monitoring Report 2010, attached as Appendix 1, be endorsed for formal submission to the Secretary of State to meet the requirements of the Planning and Compulsory Purchase Act 2010.

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Excellent Council.
-

Financial

1. Cost of proposal: N/A
 2. Ongoing costs: Recurring cost.
 3. Budget head/performance centre: Planning Division
 4. Total current budget for this head: £3.3m
 5. Source of funding: Existing Revenue Budgets
-

Staff

1. Number of staff (current and additional): 98
 2. If from existing staff resources, number of staff hours: Not known
-

Legal

1. Legal Requirement: Statutory requirement. The Planning and Compulsory Purchase Act 2004
 2. Call-in: Call-in is not applicable.
-

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 Planning and Compulsory Purchase Act 2004 introduced major changes to the way the development plan system operates. The Act requires the eventual replacement of the Council's Unitary Development Plan (UDP), with a Local Development Framework (LDF). Part of the LDF is the Local Development Scheme (LDS), setting out the Council's programme for the preparation of the LDF which was formally adopted by full Council in September 2007. This has subsequently been revised with the programme running until 2012. The Act also requires the submission of an Annual Monitoring Report (AMR) to the Secretary of State by 31st December each year for the previous April – March. This report includes as Appendix 1 the draft AMR for 2009/10 submitted in draft format to the Department for Communities and Local Government to meet the 31st December deadline.

Annual Monitoring Report

- 3.2 The Government regards monitoring as being essential to establish what is happening now, what may happen in the future and then to compare these trends against existing policies and targets to determine what needs to be done. The Annual Monitoring Report represents a crucial step within the cyclical process of policy-making. The draft sixth AMR is attached as Appendix 1 and has been submitted to the Secretary of State to meet the deadline of 31 December advising that it is subject to formal endorsement by this Committee. Although it is required to cover the period 1st April 2009 to 31st March 2010 progress to date with regard to the Local Development Plan and individual documents is also detailed. Therefore the adoption of the Bromley Area Action Plan and approval of the Supplementary Planning Guidelines on Planning Obligations are included.
- 3.3 The UDP sets out the Council's strategic objectives for the development and use of land. Related to these is a series of indicators monitoring the implementation of the plan. Although these indicators are used as the basis of the AMR, some of the objectives and indicators, which were drafted under previous legislation, do not adequately address the wider sustainability issues required by the new Act. The objectives and indicators, therefore, will be re-assessed against revised Council and other local community priorities as part of the LDF preparation. These would then be used as the basis for the 2010/2011 and subsequent Annual Monitoring Reports.
- 3.4 In addition, Government Guidance (Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008) established 'core' output indicators under the key policy themes of: business development and town centres, housing, environmental quality, minerals and waste. Where appropriate, these core indicators are addressed in the AMR.
- 3.5 Systems are not fully in place with which to provide all of the data required to meet either the local or core indicators, or to monitor the effectiveness of the plan policies. Whilst this may be acceptable in the current submission, steps will need to be taken to remedy the situation prior to subsequent AMR submissions. Furthermore, the 'tests of soundness' against which Planning Inspectors will consider future Local Development Documents at independent examination include whether: policies are founded on a robust and credible evidence base; and there are clear mechanisms for implementation and monitoring.
- 3.6 The AMR has been submitted as a draft to the DCLG to meet the December 31st 2010 deadline advising that it is subject to consideration by this Committee. Officers will write to DCLG advising of the decision of the Committee.

Non-Applicable Sections:	Legal, Personnel and Financial Implications
Background Documents: (Access via Contact Officer)	The Planning & Compulsory Purchase Act 2004; Local Development Framework Monitoring: A Good Practice Guide, March 2005 (ODPM); Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008; Report to Development Control Committee, 1st December 2009

LONDON BOROUGH OF
BROMLEY

LOCAL
DEVELOPMENT
FRAMEWORK

ANNUAL
MONITORING REPORT
1st April 2009 – 31st March 2010

December 2010



LONDON BOROUGH OF BROMLEY ANNUAL MONITORING REPORT 2010

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ANNUAL MONITORING REPORT

1.0 Introduction

- 1.1 This is the sixth Annual Monitoring Report (AMR) prepared by Bromley Council as required under the Planning & Compulsory Purchase Act 2004. The first Annual Monitoring Report was submitted in December 2005.
- 1.2 This report focuses on monitoring the implementation of the saved policies within the UDP which continue to serve as the Development Plan for the Borough (together with the London Plan) and progress in preparing the Local Development Framework.

2.0 Report Highlights

- 2.1 The highlights of the report are set out in two key sections, progress against the preparation of the Local Development Framework as outlined in the Local Development Scheme and the monitoring results from the saved policies within Bromley's UDP and other core indicators where data is available.

Key aspects of the Local Development Scheme:

- § Bromley Town Centre Area Action Plan and its accompanying Sustainability Appraisal were submitted to the Secretary of State in November 2009 and the Examination in Public held in April 2010. Subsequently the AAP was formally adopted by full Council on 25th October 2010.
- § The preparation of evidence for the Core Strategy has continued. This included workshops with Members early in the year to develop the approach to the borough and forms the basis of much of the further work.
- § A timetable for the preparation of the Core Strategy was approved by the Development Control Committee and the Executive in 2009. This is being revised in light of work with Members, in particular, the LDF Advisory Panel and the impact of the recent change of Government to ensure that the process is as efficient and effective as possible.
- § Consultation on the Draft Supplementary Planning Document for Planning Obligations took place in March 2009 and was considered by Development Control Committee in November and formally adopted on 8th December 2010 by the Executive.
- § Phase 1 of the environmental improvements in Orpington High Street have been completed in line with the Masterplan for Orpington.
- § The Annual Monitoring Report has been prepared for April 2009 – March 2010 to be submitted to the Secretary of State by 31st December 2010.

Key findings of the Policy Progress Section:

- § Housing Completion rates are still significantly lower than the level of units being permitted year on year. This is leading to issues with delivering housing

targets without compromising local housing densities and environmental standards.

§ During 2009/2010 224 units were completed.

§ There is continuing awareness of the loss of existing employment land to other uses. The loss of employment land will require careful consideration and need to be set against a healthy supply of housing land. The Bromley Local Implementation Plan (January 2007) sets local indicators in line with the Mayor of London's transport strategy and will inform future AMRs,

3.0 The Local Development Scheme

3.1 The Council's Local Development Scheme (LDS), illustrates how the preparation of the LDF will be managed. The latest formally approved LDS (Version 3) was adopted by full Council on 10 September 2007 (and approved by the Secretary of State) and extended the LDF programme to 2012. In April and May 2009, respectively, the Development Control Committee and the Executive approved a revised timescale with an Examination in Public expected late in 2011 and adoption of the Core Strategy in 2012.

3.2 The intention is to continue to meet this overall timescale, however, officers in consultation with Members, in particular through the Local Development Framework Advisory Panel (LDFAP) are reviewing the process to ensure it focuses on Council priorities and is as efficient as possible and is 'light touch', minimising bureaucracy and focusing on outcomes. However, the scope for revising the approach to the document with a greater focus on local issues, in light of the developing localism agenda is being explored.

3.3 Due to the factors outlined above and the greater resources required than anticipated to finalise the Bromley Area Action Plan the LDS is not being formally updated again but information relating to progress for each key element will be provided. This approach is taken by many authorities. Information is available on the Council's website and this is seen as an efficient use of resources.

3.4 For the purpose of providing an up-to-date description of the current situation, the schedule of LDDs has been updated for the AMR and forms Appendix 1.

Progress since April 2009.

3.5 There are central elements of the Local Development Scheme and Local Development Framework that have been progressed this year, with key documents, in particular the Bromley Area Action Plan, having been formally adopted. The scale of the work involved has been significantly greater than originally anticipated and this contributes to the review of the overall LDF process, in particular the Core Strategy, to ensure that it is delivered effectively within the current environment of major public spending cuts impacting on the Council and other key partners.

3.6 A Local Development Framework Advisory Panel (LDFAP) has been set up. Chaired by the Leader of the Council, the panel comprises representatives

from Development Control Committee, key portfolios, and the Chairman of Executive and Resources PDS. The LDFAP 's role is to advise officers, the Development Control Committee and the Executive on developing the Local Development Framework in accordance with national guidance and legislation and local priorities. This focus on how the LDF can be used to reflect the emerging localism agenda will be increasingly important over the coming year.

- 3.7 Table 1 of the LDS (as provisionally updated - see Appendix 1) shows the documents that the Council has completed, is preparing or intending to prepare. This includes the Bromley Town Centre Area Action Plan, the Affordable Housing SPD and three Supplementary Planning Documents (Planning Obligations, Improvement plan for Orpington Town Centre, and Character Areas) together with the Core Strategy, Site Allocations and Development Standards documents.

Bromley Unitary Development Plan

- 3.8 A small number of policies in the UDP expired on 20th July 2009. The remaining policies continue to be saved as part of the development plan following the Direction issued by the Secretary of State for Communities and Local Government. Only those policies that have been specified as part of the direction now form part of the UDP and all other UDP policies cease to be relevant for development control purposes.
- 3.9 Appendix 2 sets out the policies that have been saved and list separately those which have now expired and cease to be relevant for development control purposes.

Development Plan Documents

Bromley Town Centre Area Action Plan

- 3.10 The Bromley Area Action Plan was submitted to the Secretary of State in November 2009 following a formal period of consultation. The Examination in Public took place in April 2010. Subsequently, the Council received the Inspector's Report on the 12th August 2010. The Inspector's report is a result of an examination into the legal compliance and soundness of the plan. The Inspector found the Area Action Plan sound and concluded that the Council's plans for strengthening Bromley Town Centre, through the promotion of a range of mixed use developments, are justified. Furthermore, he has been satisfied that the land use allocations on the Opportunity Sites, provide appropriate opportunities for a range of new developments including shops, offices, dwellings and hotels.
- 3.11 This concludes that none of the changes alter the fundamental approach that the Council is proposing but help to build a stronger consensus about how the centre of Bromley should be improved. The Inspector concludes that "the Council's proposals are essentially sound and provide a good basis for the future planning of the Bromley Town Centre".

- 3.12 The Bromley Area Action Plan was approved by Development Control Committee on the 31st August the Executive in September and formally adopted by Full Council 25th October 2010. Following formal Adoption the BAAP is a statutory Local Development Framework Development Plan Document. The plan will be used for the purposes of informing any future proposals for redevelopment in the area and will be a material consideration for the purposes of determining future planning applications, in conjunction with other relevant saved policies in the UDP.

Core Strategy, Site Allocations and Development Standards

- 3.13 The Core Strategy is the central part of the Local Development Framework and will set out the key elements of the planning framework for the Borough reflecting spatial choices about where development should go in broad terms. Government guidance emphasises that core strategy preparation should be based on robust local evidence. In this context, more time than originally anticipated has been required to ensure that the Council has a sound base within which to inform discussions on significant emerging issues and options. A series of workshops with Councillors between autumn 2009 and spring 2010 identified different geographies within the borough and discussed emerging issues.
- 3.14 Substantial data is held across Council departments and by a number of external organisations. This is being brought together and assessed for its usefulness and analysed at both the borough and local level. Gaps in information is being augmented by studies, undertaken by consultants where essential.
- 3.15 The Site Allocations and Development Standards DPDs will be developed alongside the Core Strategy. The timetable indicates that submission of these documents would be later than the Core Strategy itself (as advised by Government guidance).

Planning Obligations Supplementary Planning Document

- 3.16 Public consultation on the Draft Supplementary Planning Document on Planning Obligations took place in February and March 2010. The final document was prepared in light of responses received, and considered by the Development Control Committee in November 2010 and formerly adopted by the Executive on the 8th December 2010.

Annual Monitoring Report

- 3.17 This document forms the Annual Monitoring Report required to be submitted to the Secretary of State by December 31st 2010 . This has been submitted subject to the endorsement of the Council's Development Control Committee in January 2011.

Performance Indicators and measuring progress

- 3.18 The monitoring of the UDP/LDD policies requires a set of targets and indicators to be developed to assess whether the Plan's objectives are being met. In Bromley the approach comprises:
- 3.19 Contextual indicators devised with the aim of understanding the major demographic, economic, environmental or social 'spatial' characteristics of Bromley. Changes in these characteristics will be monitored and flagged up as early as possible to indicate where Policy may need to be amended appropriately through the LDF process.
- 3.20 **Local** indicators set out in the Sustainable Communities section of the UDP. These are limited in number and focus on priority areas for the Council which can be measured and monitored.
- 3.21 Mandatory **Core** Indicators developed by the former ODPM and set out in the 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008'. These indicators are considered to provide the basis for all 'policy monitoring', which all local authorities are expected to monitor. Of particular importance is the Housing Trajectory.

Data Availability

- 3.22 Although the Council holds much data that has been used in this AMR, there remain a number of significant gaps. Some, may only effectively be filled when the data from the 2011 Census is available. Other data required for measuring the core indicators is only available at national/regional level, e.g. climate change and biodiversity.
- 3.23 The AMR focuses on those indicators which are either central to monitoring the delivery of Council priorities or if not, are relatively easy to collect and present.
- 3.24 Within the Policy Assessment section of the AMR, the intention is to provide a commentary on any significant policy effects under the headings of the UDP objectives.

4.0 PROGRESS TOWARDS TARGETS AND INDICATORS

4.1 The following pages summarise the progress that has been made in meeting the Government and locally derived objectives and indicators:

- § All Core and Local indicators are included, even where the data is not available.
- § Tables and charts are used, where appropriate, to enhance clarity.
- § Brief commentary is provided where this helps the understanding of the information presented.

5.0 BUSINESS DEVELOPMENT & TOWN CENTRES

- 5.1 This section of the AMR reports on indicators in relation to employment land, retail and town centres and transport.
- 5.2 The Borough's main employment centres are Bromley Town Centre, the Major Town Centre of Orpington; the District Centres of Beckenham, Penge, Petts Wood and West Wickham; and the Business Areas in St. Mary Cray, Lower Sydenham, Elmers End and Biggin Hill.
- 5.3 Bromley Town Centre is the main location for the Borough's office-based businesses.

Indicator	Core BD1: Total amount of additional floorspace – by type Local Policy Objective I: Vacancy rates in town centres (see para 5.10)
Current Position	B1 = -3924m ² B2 = 1916 m ² B8 = 1132 m ²

Indicator	Core BD2: Total amount of employment floorspace on previously developed land by type
Target	100%
Progress/Target met	100%

Indicator	Core BD3: Employment land supply by type
Current Position	Total land designated for Business use = 902,818.6 sqm (land allocated within the UDP as Business Area)

- 5.4 The contextual indicators' data show a relatively high economic activity rate amongst the Borough's residents, largely in the banking/finance and public administration occupants. The economic activity rate in 2009 for people of working age for Bromley was 79.8% (source: ONS). Unemployment for the monitoring period was lower than last year and consistently lower than that of London. Many residents travel to work locations outside the Borough, particularly central London.

5.5 The following network of centres is identified in the UDP:

- § Bromley town centre – metropolitan centre
- § Orpington – major town centre
- § Beckenham, Penge, Petts Wood and West Wickham – district centres
- § Biggin Hill, Chislehurst, Hayes, Locksbottom and Mottingham – local centres

5.6 The retail sector is of major importance to the Borough, employing 13,600 people. Bromley town centre is identified as a Metropolitan Centre in the Local Plan and is the largest town centre in the Borough with a retail floorspace of 170,000 sqm (figure as quoted in the London Plan sub regional framework 2006) and a total of 450 available outlets of which 38 are vacant (Goad Centre Study Jan 09). Bromley Town Centre benefits from a wide range of shopping, leisure and business opportunities. In accordance with the Council priority of having ‘vibrant, safe and thriving town centres’ work is progressing on the preparation of the Area Action Plan proposed in the Local Development Scheme, which will provide a long-term framework for development and change.

5.7 Historically Bromley town centre has been recognised as a significant retail destination – including both a retail function for residents of the Borough and visitors from outside of Bromley (GVA Grimley Economic Development and Employment Land Study, 2008).

5.8 Orpington town centre is the second largest centre within the borough. It is defined as a major town centre in the UDP and in the London Plan, Orpington has a floorspace of 56,169 sqm with 252 outlets, 30 of which were vacant in July 09 (Goad Centre Study).

5.9 Beckenham is identified as a district centre in the UDP and also in the London Plan, with 199 outlets of which 19 were vacant (Dec 09, Goad Centre Study).

5.10 The district centres function as convenience shopping destinations and neighbourhood and local centres, which provide services to meet the day-to-day needs of the local population.

<u>Town Centre</u>	<u>Vacant units (%)</u>
Bromley	8.4
Orpington	11.9
Beckenham	9.5
West Wickham	4.1
Petts Wood	9.2
Penge	3.9

(Source: Goad Centre Studies 2009/10 and LBB TCM’s data 2009/10)

6.0 HOUSING

- 6.1 The UDP operates within the context of the national requirements to find more land for housing. The London Plan states that there were 3.15-3.20 million households in London 2006. London's population could increase by 0.79 million to 1.14 million between 2006 and 2026 – the balance of evidence suggests that the top end of this range is more likely than the bottom. Such a range could lead to an increase of 540,000 to 728,000 households over the next 20 years – a total of around 3.70 to 3.92 million.
- 6.2 Between 1 April 2009 and 31st March 2010 planning permission was granted for a total of 228 dwellings in the borough compared with 280 in the year 2008/09 and 298 in 2007/08.

Indicator	Core H1: Plan period and housing targets
Target	485 units per annum 2007/08 -2016/17 = 10570 units
Progress/ Target met	1760 3 year target (485 x 3) = 1455

Housing completions, Land supply and the Housing Trajectory

- 6.3 The housing trajectory for Bromley is attached as Appendix 4. The trajectory sets out Bromley's housing supply position from 1996/97 – 2015/2016. The trajectory includes the following information:
- § Completions by ward 2004/5 - 2009/10;
 - § Unit Completion 2004/05 – 2009/10
 - § Large sites (10 units and above) aggregated by ward that have planning permission (01/04/02-31/03/10) or where development has commenced on site and has not been completed;
 - § UDP Proposal Sites aggregated by ward that have not got planning permission;
 - § For the purposes of the trajectory a borough small sites target of 223 per annum is projected across the time period.
- 6.4 The draft replacement London Plan proposes to update the housing target to 500 units per annum. However, at the Examination in Public the Council argued that the target could only be achieved by a reduction in the quality of the Borough's existing character areas. The Inspector's report on the EIP is expected in April 2011.
- 6.5 The trajectory represents the borough's position at a single point in time (31/03/10) and does not incorporate a projection for additional large windfall sites coming forward over the whole of the time period. This situation is common across London where it is often difficult for boroughs to allocate housing land for the whole of the Plan period. Windfall sites will come forward

over the time period and contribute to the borough's housing provision figure.

Housing Monitoring Figures

Target		96/97 - 03/04	04/05	05/06	06/07	07/08	08/09	monitoring year 09/10	current year 10/11	11/12	12/13	13/14	14/15	15/16
H2a	Net additional dwellings	3110	856	680	890	713	494							
H2b	Net additional dwellings							553						
H2c	a) Net Additions								664	589	594	620	763	472
	b) hectares													
	c)Target		572	572	572	485	485	485	485	485	485	485	485	485
H2d	Managed delivery target		629	608	601	569	551	559	560	539	527	505	298	131

Indicator	Core H3: New and converted dwellings – on previously developed land
Target	100%
Progress/Target met	93.67%

Indicator	Core H4: Net additional pitches (Gypsy and Traveller)
Target	The Draft London Plan (minor amendment Sept 2010) does not set borough targets, indicating that boroughs will be responsible for determining the right level of site provision, reflecting local need and historic demand and for bringing forward land in DPD's.
Progress/Target met	Temporary (5yr) permission was granted on appeal for Hockenden Lane .

Indicator	Core H5: Gross affordable housing completions Local Policy Objective: Progress towards the target for 3012 affordable dwellings
Current Position	224 completed

6.6 Policy H2 of the Unitary Development Plan seeks the provision of affordable housing on sites which are capable of providing 10 or more units or are greater than 0.4 ha in size. In negotiating the level of affordable housing on each site, the Council will seek a provision of 35% of habitable rooms on a site. The tenure split for the affordable provision amounts to 70% social-rented units and 30% intermediate housing. The revised policy will assist in the provision of affordable housing across the borough in line with the housing objectives as set out in the UDP.

6.7 The Unitary Development Plan sets a target of 11,450 (now 10,570) additional homes from 1997 to 2016 of which 3,012 will be affordable. This gives an annual average target of 150 dwellings per year. A total of 224 affordable units have been completed during 09/10.

Indicator	Core H6: Housing Quality – Building for Life Assessment
Target	Number of BfL Assessments completed for housing sites with 10 or more new dwellings
Progress/Target	No data available

7.0 THE NATURAL ENVIRONMENT

Indicator	Core E1 - Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
Current Position	None

Indicator	Local Policy Objective 2: To encourage energy efficiency and promote environmentally acceptable energy generation and use.
Current Position	All major applications are required to include details of how the proposed development will meet or preferably exceed building regulations

Indicator	Core E3 Renewable energy generation
Current Position	A reduction in CO2 emissions of 20% from (on-site) renewable energy is expected from all major developments unless it is proven not to be feasible

Indicator	Core W1:Capacity of new waste management facilities by waste planning authority
Current Position	No new facilities have been granted or completed within the reporting period

Indicator	Core W2: Amount of municipal waste arising and managed by type by waste planning authority
Current Position	30% Recycled = tonnes 53,141 (35.24%) 40% Landfill = tonnes 64,654.37 (37.55%) 30% Incinerated = tonnes 40,253 (26.6%) Inert waste to landfill = 788 tonnes (0.52%) Total = 150,807 tonnes

7.1 In terms of core indicator W1, there were no changes in capacity made to the two Civic Amenity sites (Churchfields Road, Penge and Waldo Road, Bromley) in 2009/10. The London Plan (2008) consolidated with alterations since 2004 has set a target (Policy 4A.21) for London to be 85% self-sufficient in dealing with its waste by 2020, and the tonnage allocations required by each borough to reflect this. All boroughs are required to set aside sufficient land to manage this waste. In Bromley, existing waste management sites will be safeguarded through the LDF process, with future provision being dealt with on a sub-regional basis. The five south-east London Boroughs (Bexley, Bromley, Greenwich, Lewisham and Southwark) have prepared a joint Technical paper to support this position and provide a sound evidence base for their emerging Core Strategy documents.

Indicator	Local Policy Objective: Number of permissions, involving planning obligations or conditions securing the creation, enhancement and management of wildlife habitats or landscape features or mitigation measures
Current Position	0

7.2 The Bromley Biodiversity Action Plan (the first produced by a London Borough and has been continuous since 1999) is being reviewed for 2011-15 and actions are placed on the national Biodiversity Action Recording Scheme. A phase 1 biodiversity survey of all species in the borough over 0.25ha was completed and over 100,000 species records have been placed on Geographic Information for Greater London.

7.3 41 (49 in 2008/09, 50 in 2007/2008,) Tree Preservation Orders were made during 2009/10, increasing the total to 2403.

8.0 THE BUILT ENVIRONMENT

Indicator	Local Policy Objective – to protect, promote, enhance and actively manage the natural environment, landscape and biodiversity of the Borough.
Current Position	See appendix 3

- 8.1 Policy BE1 of UDP on the design of new development was the most frequently quoted policy at appeal. In 2009/10, 85 appeals which cited this policy were dismissed and 62 were allowed.
- 8.2 During 2009/10, 989 applications were considered within conservation areas and 43 applications for listed building consent. The Council's Advisory Panel for Conservation Areas (APCA) met on 12 occasions and considered approximately 278 applications. A total of 815 address points are listed on the statutory list with 2155 address points listed on the local list.
- 8.3 There are 45 Conservation Areas in the Borough. Up-to-date Supplementary Planning Guidance or Appraisals exist for 14 conservation areas.
- 8.4 Just over 9000 hectares of the Borough is Green Belt, Metropolitan Open Land or Urban Open Space (59.7 % of the total area). It is estimated that there is about 4 hectares of publicly accessible open space per 1000 population.
- 8.5 Of the 281 (252 in 2008/09, 302 in 2007/2008, 286 in 2006/2007) applications submitted in respect of Green Belt and Metropolitan Open Land sites during 2009/10, 155 (166 in 2007/2008, 177 in 2006/2007) were granted permission/consent, approval etc
- 8.6 Bromley is well served in terms of playing fields and outdoor recreation facilities. An Audit of playing pitches and open spaces (2003) confirmed that the Borough has a total of 488 pitches of which 293 (60%) are secured for community use. At that time, the ratio of adult pitches per 1000 adults was 1:735, which was above that of all other London Boroughs and above the estimated national average of 1:989 people. Based on the situation at that time, the Audit indicated that the Borough had a playing field standard of 0.9ha per 1000 population. As part of the evidence base for the Core Strategy a further audit has been commissioned from consultants PMP and is underway.

Area	Area hectares (approximate)	% of Borough Area
Total Area of the Borough	15,014	100%
Green Belt (GB)	7,728	51.5%
Metropolitan Open Land (MOL)	682	4.5 %
Urban Open Space (UOS)	605	4.0 %
MOL/GB/UOS Sub-total	9,015	60.0%

- 8.7 The South London sub-region has only about 6% of London's supply of visitor accommodation. Bromley has few existing hotels or guesthouses and demand for new hotel facilities has generally been poor. With the exception of Bromley Court Hotel (115 rooms). Extant permissions remain for about 80 bedrooms at two separate locations close to the Airport have remained unimplemented for some years. However, an application was granted (Application Ref:- DC/08/03443) for a 31 bed hotel on the site of the Former Officers' Mess at Biggin Hill (renewal of previous permission) and a further application was granted permission in August 09 namely (DC/09/01194 received May 2009) for a Hotel comprising 76 bedrooms with restaurant, viewing terrace, meeting/ training rooms, administration area, gym/ sauna, function room, pilots lounge and associated facilities together with car parking and service area, and new access road. Two applications by Travelodge have been granted this year, one in Penge and the other in Bromley.

9.0 COMMUNITY

Indicator	Local Policy Objective: Number of applications safeguarding or achieving the provision of services/facilities for the community
Current Position	11 new sites providing community facilities, (including 4 dental surgeries and 2 physiotherapy clinics). Additionally, there are 3 major sites involving the wholesale reposition and enhancement of facilities. Langley School for Boys, Orpington Library at The Walnuts and St Josephs RC Church buildings St Mary Cray)

9.1 Over 140 applications related to a range of community facilities were permitted over the period 2009/10. These broke down in the following way

- § 14 to health
- § 54 related to education early years & childcare settings
- § 12 to places of worship
- § 22 other community uses
- § 26 to sports & recreation
- § 6 for provision for the elderly
- § 1 learning disability re-provision

9.2 The health permissions involve enhancements to existing facilities and produce 4 additional dental surgeries and a sports physiotherapy clinic.

9.3 The education permissions include the complete redevelopment of Langley Park Schools for Boys (Building Schools for the Future Programme). Permissions also produced extra classrooms & teaching space at a number of schools, a new 6th form block at Newstead Wood School for Girls and a range of enhancements including canopies to provide shade in early years nursery settings.

9.4 The permission for the redevelopment of St Josephs Church in St Mary Cray ensures that this site will continue to serve the local community effectively into the future. Of the permissions relating to places of worship as with the education proposals almost half involved canopies for pre-school providers, funded through the Early Years Capital Grant. This illustrates the significant contribution that Places of Worship make to meeting the needs of the wider community. It is likely that the changes to community service provision which

the Government is seeking to bring forward through its Big Society agenda & Localism Bill may lead to an increased role for faith organisations and an intensification of the use of facilities to meet community needs.











- 9.5 Other permissions to community sites included a replacement community facility in Penge, a new community flat in Orpington, a new scout hut in Chislehurst and the re-provision of Orpington Library within the Walnuts. As has historically been the case the introduction of new community facilities or the relocation of established services raised significant local concerns.
- 9.6 Enhancements to sports & recreation facilities include the remodelling of two golf courses, spectator stands at two sites, a new skate park in Biggin Hill and all weather facilities at Bromley Football Club. Additionally a number of the education sites received permission for improvements to sports facilities both indoor and outdoor. Given the drive to make the best use of educational sites these enhancements offer potential beyond the immediate school community.
- 9.7 Changes to the provision for vulnerable groups over the AMR period included permission for learning disability accommodation (part of the re-provision of from the current PCT “campus” style accommodation) and a significant extension to a care home for the elderly. Other applications included a variation of use from a children’s home to a home for the elderly.

LIST OF APPENDICES

- Appendix 1 - Schedule of Local Development Documents**
- Appendix 2 - Section 106 Agreements 2009/10**
- Appendix 3 - Saved and expired UDP Policies**
- Appendix 4 - Housing Trajectory (see attached document)**

Appendix 1 – Schedule of proposed Local Development Documents

	2009				2010				2011				2012				2013																															
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4																												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												
DEVELOPMENT PLAN DOCUMENTS																																																
Bromley Area Action Plan	CC				CC				S	P	H						R				A																											
Core Strategy																	CC								S	P	H						R				A											
Site Specific Allocations																									CC								S	P	H						R				A			
Development Standards																									CC								S	P	H						R				A			
SUPPLEMENTARY PLANNING DOCUMENTS																																																
Planning Obligations																																																
Orpington Town Centre 2008/9																																																
Character Areas Design Guide																																																
Annual Monitoring Report																																																

KEY		evidence gathering		pre-examination meeting
		continuous Stakeholder Consultation		hearing
		preparation of documents		Receipt of Inspector's Report
		Formal Consultation		adoption by Bromley Council
		submission of document to Secretary of State		submission of annual monitoring report

Appendix 2 – Saved and Expired policies

Expired policies

H5	Accessible Housing
BE6	Environmental Improvements
NE10	Hedgerow retention
NE13	Green Corridors
EMP9	Vacant Commercial Sites and Premises
EMP10	Advice for Business
S14	Pedestrian Environment
C3	Access to Buildings for People with disabilities
ER1	Waste Management Principles
ER3	Promoting Recycling
ER4	Sustainable and Energy Efficient Development
ER5	Air Quality
ER6	Potentially Polluting Development
ER8	Noise Pollution
ER12	Controlling Development in Flood Risk Areas
ER13	Foul and Surface Water Discharge from Development
ER14	Surface and Ground Water Quality
ER15	Conservation of Water Resources

Saved policies

Housing policies

H1	Housing Supply
H2	Affordable Housing
H3	Affordable Housing – payment in lieu
H4	Supported Housing
H6	Gypsies and Travelling Show People
H7	Housing Density and Design
H8	Residential Extensions
H9	Side Space
H10	Areas of Special Residential Character
H11	Residential Conversions
H12	Conversion of Non-Residential Buildings to Residential Use
H13	Parking of Commercial Vehicles

Transport policies

T1	Transport Demand
T2	Assessment of Transport Effects
T3	Parking
T4	Park and Ride
T5	Access for People with Restricted Mobility
T6	Pedestrians
T7	Cyclists
T8	Other Road Users
T9	Public Transport
T10	Public Transport
T11	New Accesses
T12	Residential Roads
T13	Unmade Roads
T14	Unadopted Highways
T15	Traffic Management
T16	Traffic Management and Sensitive Environments
T17	Servicing of Premises
T18	Road Safety

Conservation and the Built Environment

BE1	Design of New Development
BE2	Mixed Use Development
BE3	Buildings in Rural Areas
BE4	Public Realm
BE5	Public Art
BE7	Railings, Boundary Walls and Other Means of Enclosure
BE8	Statutory Listed Buildings
BE9	Demolition of a listed building
BE10	Locally Listed Buildings
BE11	Conservation Areas
BE12	Demolition in conservation areas
BE13	Development adjacent to a conservation area
BE14	Trees in Conservation Areas
BE15	Historic Parks and Gardens
BE16	Ancient Monuments and Archaeology
BE17	High Buildings
BE18	The Skyline
BE19	Shopfronts
BE20	Security Shutters
BE21	Control of Advertisements, Hoardings and Signs

BE22	Telecommunications Apparatus
BE23	Satellite Dishes

The Natural Environment

NE1	Development and SSSIs
NE2	Development and Nature Conservation Sites
NE3	Nature Conservation and Development
NE4	Additional Nature Conservation Sites
NE5	Protected Species
NE6	World Heritage Site
NE7	Development and Trees
NE8	Conservation and Management of Trees and Woodlands
NE9	Hedgerows and Development
NE11	Kent North Downs Area of Outstanding Natural Beauty
NE12	Landscape Quality and Character

Green Belt and Open Space

G1	The Green Belt
G2	Metropolitan Open Land
G3	National Sports Centre Major Developed Site
G4	Extensions/Alterations to Dwellings in the Green Belt or on Metropolitan Open Land
G5	Replacement Dwellings in the Green Belt or on Metropolitan Open Land
G6	Land Adjoining Green Belt or Metropolitan Open Land
G7	South East London Green Chain
G8	Urban Open Space
G9	Future Re-Use of Agricultural Land
G10	Development Related to Farm Diversification
G11	Agricultural Dwellings
G12	Temporary Agricultural Dwellings
G13	Removal of Occupancy Conditions
G14	Minerals Workings
G15	Mineral Workings – Associated Development

Recreation, Leisure and Tourism

L1	Outdoor Recreation and Leisure
L2	Public Rights of Way and Other Recreational Routes
L3	Horses, Stabling and Riding Facilities
L4	Horses, Stabling and Riding Facilities – joint applications
L5	War Games and Similar Uses
L6	Playing Fields
L7	Leisure Gardens and Allotments
L8	Playing Open
L9	Indoor Recreation and Leisure
L10	Tourist-Related Development – New Development
L11	Tourist-Related Development – Changes of Use

Business and Regeneration

EMP1	Large Scale Office Development
EMP2	Office Development
EMP3	Conversion or redevelopment of Offices
EMP4	Business Areas
EMP5	Development Outside Business Areas
EMP6	Development Outside Business Areas – non conforming uses
EMP7	Business Support
EMP8	Use of Dwellings for Business Purposes
EMP9	Vacant Commercial Sites and Premises

Town Centres and Shopping

S1	Primary Frontages
S2	Secondary Frontages
S3	The Glades
S4	Local Centres
S5	Local Neighbourhood Centres, Parades and Individual Shops
S6	Retail and Leisure Development – existing centres
S7	Retail and Leisure Development – outside existing centres
S8	Petrol Filling Stations

S9	Food and Drink Premises
S10	Non-Retail Uses in Shopping Areas
S11	Residential Accommodation
S12	Markets
S13	Mini Cab and Taxi Offices

Biggin Hill

BH1	Local Environment
BH2	New Development
BH3	South Camp
BH4	Passenger Terminal/Control Tower/West Camp (Area 1)
BH5	Former RAF Married Quarters (Area 2)
BH6	East Camp
BH7	Safety
BH8	Noise Sensitive Development

Community Services

C1	Community Facilities
C2	Communities Facilities and Development
C4	Health facilities
C5	Facilities for Vulnerable Groups
C6	Residential Proposals for People with Particular Accommodation
C7	Educational and Pre-School Facilities
C8	Dual Community Use of Educational Facilities

Environmental Resources

ER2	Waste Management Facilities
ER9	Ventilation
ER10	Light Pollution
ER11	Hazardous Substances
ER16	The Water Environment
ER17	Development and the Water Environment

Implementation

IMP1	Planning Obligations
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APPENDIX 3– Bromley Record of Sealed s106 Legal Agreements 2009-10

No.	App No.	Address of application	Date	Legal agreement	Implemented
1	08/04056	The Wickets Cherry Orchard Close Orpington Kent BR5 4BN	17/04/2009	The application number 06/03229/FULL1 shall be deleted and the reference number 08/04056 shall be inserted in its place. The plan annexed to the Planning Obligation shall be deleted and the plan annexed to this Deed shall be inserted in its place. The permission referred to in the Planning Obligation shall be deleted and the draft annexed to this Deed at Schedule 1 shall be inserted in its place. (DEED OF VARIATION)	Implemented
2	08/03199	66 Addison Road Bromley BR2 9RR	17 th April 2009	5 affordable housing rental units (UNILATERAL UNDERTAKING)	Not yet Implemented
3	08/03240	Land Rear Of Nugent Shopping Park Cray View Close St Mary Cray Orpington	11 th May 2009	The owner shall make available (prior to first occupation) the surplus parking spaces (12) with a restriction to use by the occupiers of the development only and shall remain its sole use. The owner will undertake the landscape works costs shall not exceed £10,000. Within 6 months of the legal agreement being signed the Council will confirm the need for the landscaping.	Restrictive
4	08/03391	Land Rear Of Nugent Shopping Park Cray View Close St Mary Cray Orpington	11 th May 2009	The owner shall make available (prior to first occupation) the surplus parking spaces (12) with a restriction to use by the occupiers of the development only and shall remain its sole use. Healthcare contribution of £7,695 and Education contribution of £11,684 split as per instructions. No more than 29 residential units shall be occupied prior to the owner having paid the contributions.	Implemented
5	09/00669	Land At Former 1 To 23 Orchard Grove Orpington Kent	16 th June 2009	Education contribution of £174,230 and healthcare contribution of £98,240. Contributions payable upon first occupation of any market housing unit. No time limit on spend. The land is still bound by the restrictions and obligations contained within the principal agreement. DEED OF VARIATION	Implemented
6	09/00061	210 Anerley Road London SE20 8TJ	23 rd June 2009	Healthcare contribution of £24,850 due 14 days prior to the commencement date. Shall repay any unspent funds within 5 years. SUPERSEDED.	Superseded by No 14 below
7	08/01469	Enterprise House 45 Homesdale Road Bromley BR2 9LY	3 rd July 2009	Healthcare contribution of £84,296 total and Education Contribution of £111,806 to pay to the Council on or before the commencement date of the development. Shall repay any unspent funds within 5 years from the payment date. 32 affordable units	Implemented
8	08/03098	117 Widmore Road Bromley BR1 3AH	17 th July 2009	8 Affordable units. Car club contribution £2,500 due on the commencement of the development and will provide one year free membership to one resident of each affordable unit. Highway contribution of £2,500 due on the commencement date. The Council will repay any unspent funds within 5 years of commencement. No resident will be able to apply for a parking permit.	Implemented
9	09/01137	Garrard 2-6 Homesdale Road Bromley BR2 9LZ	11 th September 2009	Loading restriction contribution £2,000 on or before commencement date (note £1,175,000 already paid under 04/00235) No time limit	Not yet implemented
10	08/00833	Garrard House and Sussex House 2-6	11 th September 2009	Affordable housing contribution of £411,000 (difference between £1.586,000 and £ 1,175,000 agreed under ref. 04/00235) 25% contribution	Not yet implemented

No.	App No.	Address of application	Date	Legal agreement	Implemented
		Homesdale Road Bromley BR2 9LZ		required on or before first occupation; remainder on or before last occupation. Health and Education contribution 70,000 due on or before commencement date, loading restriction contribution 2,000 due on or before commencement date No time limit on spend. (note £1,175,000 already paid under 04/00235)	
11	09/00351	123 South Eden Park Road Beckenham Kent BR3 3AT	18 th August 2009	Highways works to provide footway and other works	Not yet implemented
12	09/00422	Plaistow Lane Service Station 1 Plaistow Lane Bromley BR1 4DS	27 th October 2009	100% affordable housing, 13 units	Not yet implemented
13	09/00681	50 Palace Grove Bromley BR1 3HB	3 rd December 2009	To keep all the apartments at all times "car free". Not to make any application or allow any application to be made for a residents parking permit	Restrictive. Not yet implemented
14	09/02902	Oatlands 210 Anerley Road Penge London SE20 8TJ	25 th February 2010	Deed of variation to include the new application in the previous agreement dated 23 rd June 2009. Updated healthcare contribution of £26,270 due 14 days prior to the commencement date. Shall repay any unspent funds within 5 years	Implemented
15	09/01791	Community Centre Castledine Road Penge London SE20 8AE	1 st March 2010	9 affordable units. To complete no more than 50% of the private dwellings until the Affordable Housing Units have been transferred to the registered social landlord. Prior to the first use of the community centre to layout the area of land shown hatched blue, for the purpose of accommodating the Open Space and Multi-use games area.	Implemented
16	09/02725	Bromley Business Centre 46 - 48 East Street Bromley BR1 1QW	5 th March 2010	Deed of variation to include the new application in the previous agreement dated 30 th October 2008. DEED OF VARIATION	Not yet implemented
17	09/01434	Down House Luxted Road Downe Orpington Kent BR6 7JT	18 th August 2009	-To ensure a member of English heritage staff will be present at the access gate to the site at all times when in use as a public car park for visitors to Down House. - To lay a turf reinforced mesh as indicated on attached plan. - No cars to be allowed to park within 2 metres of public footpath. -To ensure no destruction is caused to the Public Footpath by the use of the site. To ensure in the event of damage to the footpath, it is repaired promptly and to the Council's satisfaction. UNILATERAL UNDERTAKING	Restrictive
18	09/02470	7 Willow Vale Chislehurst BR7 5DF	3 rd March 2010	EITHER To pay the contribution of £15,000 within 15 working days of receipt of evidence that the council will carry out the highways works OR the company will complete the highway works with a contractor prior to the occupation of the first dwelling. UNILATERAL UNDERTAKING	Not yet implemented
19	09/01664	Dylon International Ltd Worsley Bridge Road London SE26 5HD	16 th March 2010	51 Affordable dwellings and traffic order UNILATERAL UNDERTAKING	Not yet implemented

Appendix 4

Housing Trajectory (see separate document)

**Bob McQuillan
Chief Planner
London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
BR1 3UH**

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Appendix 4- AMR 2010

Bromley Housing Trajectory as of 01/04/2010

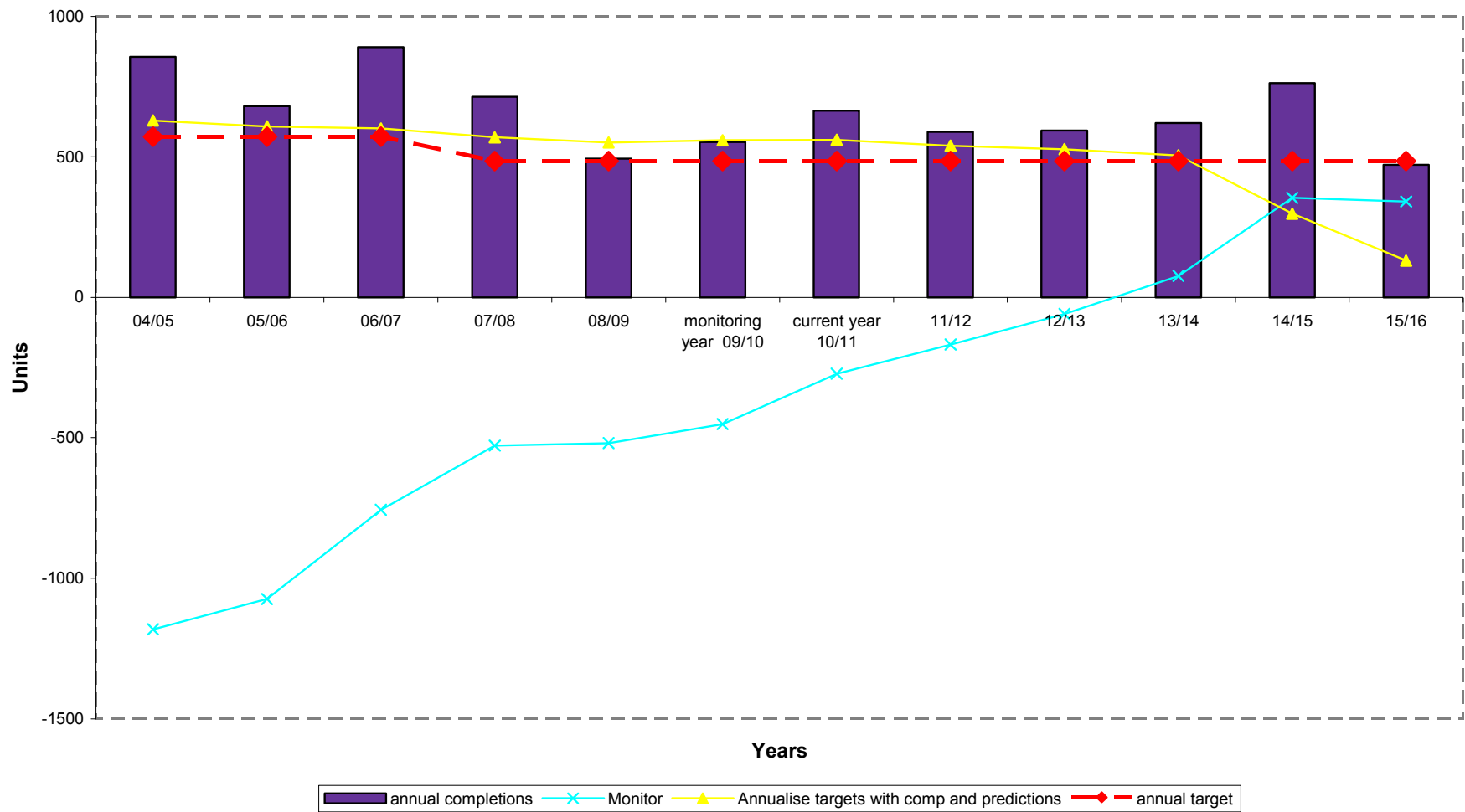
Unit completions																	
Planning Permissions and Starts and Allocated Sites (Large sites – 10 units or more)				96/97 - 03/04	04/05	05/06	06/07	07/08	08/09	monitorin g year 09/10	current year 10/11	11/12	12/13	13/14	14/15	15/16	
Bickley					15	69	127	17	36		7	17	12	0	0	0	
Biggin Hill					7	4	14	32	2		19	0	0	0	0	0	
Bromley Common and Keston					43	23	36	29	8	16	88	166	150	150	150	100	
Bromley Town					199	91	55	46	49		40	42	0	0	160	0	
Chelsfield and Pratts Bottom					61		74	64			0	0	0	0	0	0	
Chislehurst					16				15	17	33	7	0	10	100	100	
Clock House					31	11		38		34	70	25	25	31	0	0	
Copers Cope					80	125	79	11	24	67	36	41	18	70	67	49	
Cray Valley East					9			53	29		20	17	0	0	0	0	
Cray Valley West							37		20	38	0	0	0	0	0	0	
Crystal Palace					4	10	49	43	67	6	11	70	70	81	0	0	
Darwin					12	3	44	76	-28	7	0	0	0	0	0	0	
Farnborough and Crofton					46		36		13		0	10	0	0	0	0	
Hayes and Coney Hall										6	10	0	0	10	0	0	
Kelsey and Eden Park					-14		22				12	13	0	0	0	0	
Mottingham and Chislehurst North											0	0	0	0	0	0	
Orpington					81	9	-22	10	-1	129	75	-100	0	0	0	0	
Penge and Cator					10	9	43		13	51	0	45	20	0	0	0	
Petts Wood and Knoll							18				0	0	22	0	0	0	
Plaistow and Sundridge					26	14	17	49	3		0	13	54	45	63	0	
Shortlands						20			10	1	0	0	0	0	0	0	
West Wickham					10	8	20	53	13	0	20	0	0	0	0	0	
Large site unit completions					636	396	649	521	273	372	441	366	371	397	540	249	
SMALL SITES Total /PROJECTION						220	284	241	192	221	181	223	223	223	223	223	
TRAJECTORY TOTALS /Projections					3110	856	680	890	713	494	553	664	589	594	620	763	472
TARGETS (LHCS 2005 FROM 2007/08)					4576	572	572	572	485	485	485	485	485	485	485	485	10657
Cumaltive - compltions					3110	3966	4646	5536	6249	6743	7296	7960	8549	9143	9763	10526	10998
Plan - strategic Allocation cumalitive					4576	5148	5720	6292	6777	7262	7747	8232	8717	9202	9687	10172	10657
Monitor - No. dwellings above or below cumulative allocation					-1466	-1182	-1074	-756	-528	-519	-451	-272	-168	-59	76	354	341
Annual requirement						629	608	601	569	551	559	560	539	527	505	298	131
progress agains LP target 2007/08								228	237	305	484	588	697	832	1110	1097	
																	PER ANNUM
																	550

Permissions and Starts large sites and proposal sties		Complete onsite 01/11/2010	net		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16		
Bickley																		
15 Bickley Road Bromley BR1 2ND	P		11									5	6					
17 St. Georges Road Bromley BR1 2AU	P		11									5	6					
Ruxley Court Widmore Road Bromley BR1 3AZ	S		14								7	7						
Biggin Hill																		
160-166 Main Road Biggin Hill Westerham Kent TN16 3BA	P		19								19							
Bromley Common and Keston																		
Blue Circle Sports Ground Crown Lane Bromley BR2 9PQ	S	28	788								88	150	150	150	150	100		
66 Addison Road BR2 9RR	S (double check)		16									16						
Bromley Town																		
Enterprise House Homesdale Road BR2 9LY	S		82								40	42						
102 Martins Road Bromley BR2 0EF	S		12															
Land at South Side of Ringers Road BR1 1HP	P		160												160			
Chelsfield and Pratts Bottom																		
Chislehurst																		
Land At Woodclyffe Drive Chislehurst Kent	S		14								7	7						
Ravensbourne College Of Design & Communication Walden Road Chislehurst Kent BR7 5SN	P		251												100	100	51	
Sira South Hill Chislehurst Kent BR7 5EH	S	20	32								12							
Land Adjacent Clock House Station	UDP		10											10				
Tollgate Garage Chislehurst Road		14	14								14							
Clock House																		
181 Beckenham Road Beckenham Kent BR3 4PT	S	30	36								30	12						
404 Croydon Road Beckenham Kent BR3 4EP	S		7											7				
The Clock House Beckenham Road Beckenham Kent BR3 4PT	S	34	53								40	13						
Maunsell House, 160 Croydon Road BR3 4DE	P		49										25	24				
Copers Cope																		
135-137 Albemarle Road			18										18					
Land R/O 86-94 High Street Beckenham Kent	P		38									38						
Dylon International Ltd Worsley Bridge Road			149											50	50	49		
103 & 105 And Woodland At Rear Of 109-117, Copers Cope Road, BR3 1NR	P		37											20	17			
18-24 The Knoll		6	9								6	3						
Land at Junction of Stumps Hill, Worsley Bridge Road	S	85	85								30							
Cray Valley East																		
Blocks C, D And E, Nugent Shopping Park Cray View Close Mill Brook Road, Market Meadow BR5 3RD	S		37								20	17						
Cray Valley West																		
Crystal Palace																		
77 Church Road London SE19 2TA	S		6															
Anerley School For Boys Versailles Road London SE20 8AX	P		129									40	40	49				
Blocks D & E, Anerley School For Boys Versailles Road SE20 8AX	S		92									30	30	32				
37 Church Road London SE19 2TE	S		11						0		11							
Darwin																		
Farnborough and Crofton									0									
6 Starts Hill Avenue, BR6 7AU	P		10						0			10						
Hayes and Coney Hall																		

Permissions and Starts large sites and proposal sites		Complete onsite 01/11/2010	net		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16		
Hayes Country Club West Common Road	P	10	10								10							
Fair Acres Estate Fair Acres	P		10											10				
Kelsey and Eden Park																		
105 Monks Orchard Road Beckenham Kent BR3 3BJ	P		13						0			13						
12-14 Kemerton Road Beckenham Kent BR3 6NJ	P		12						0		12							
Mottingham and Chislehurst North																		
Orpington																		
1 Orchard Grove Orpington Kent BR6 0RX	S	96	96								56							
Ramsden Estate, Phase 3, BR5 4NS	P		-100						0			-100						
Orpington Halls, 311 High Street	S	19	19								19							
Penge and Cator																		
Anne Sutherland House, Thesiger Road, SE20 7NN			50										25	20				
One-O-One Club, 101 Parish Lane			20										20					
Petts Wood and Knoll																		
28A Station Square Orpington Kent BR5 1LS	S		22						0					22				
Plaistow and Sundridge																		
Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3JW	P		54						0					54				
Holy Trinity Convent School Plaistow Lane BR1 3LL	P		108						0						45	63		
Plaistow Lane Service Station Plaistow Lane	P		13									13						
Shortlands									0									
West Wickham																		
Glebe House Bencurtis Park West Wickham Kent BR4 9QD	S	20	20						0		20							
					636	396	649	521	273	372	441	366	371	397	540	249		
SMALL SITES PROJECTION					220	284	241	192	221	181	223	223	223	223	223	223	TOTAL	PER ANNUM
total					3110	856	680	890	713	494	553	664	589	594	620	763	472	10998

Target	96/97 - 03/04	04/05	05/06	06/07	07/08	08/09	monitoring year 09/10	current year 10/11	11/12	12/13	13/14	14/15	15/16
H2a	3110	856	680	890	713	494							
H2b							553						
H2c	a) Net Additions							664	589	594	620	763	472
	b) heatares												
	c)Target	572	572	572	485	485	485	485	485	485	485	485	485
H2d		7032	6352	5462	4749	4255	3702	3038	2449	1855	1235	472	0

Housing Trajectory



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