



THE LONDON BOROUGH
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DATE: 20 January 2014

To: Members of the
**RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY
COMMITTEE**

Councillor Ian F. Payne (Chairman)
Councillor Julian Benington (Vice-Chairman)
Councillors Kathy Bance MBE, Nicky Dykes, John Ince, Paul Lynch, David McBride,
Alexa Michael, Sarah Phillips, Michael Tickner and Michael Turner

Non-Voting Co-opted Members
Ross Stanford, Bromley Youth Council

A meeting of the Renewal and Recreation Policy Development and Scrutiny
Committee will be held at Bromley Civic Centre on **TUESDAY 28 JANUARY 2014**
AT 7.00 PM

MARK BOWEN
Director of Corporate Services

Copies of the documents referred to below can be obtained from
www.bromley.gov.uk/meetings

PART 1 AGENDA

Note for Members: Members are reminded that Officer contact details are shown on each report and Members are welcome to raise questions in advance of the meeting.

STANDARD ITEMS

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**

3 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC ATTENDING THE MEETING

In accordance with the Council's Constitution, questions to this Committee must be received in writing 4 working days before the date of the meeting. Therefore please ensure questions are received by the Democratic Services Team by 5 pm on Wednesday 22 January 2014.

a QUESTIONS FOR THE RENEWAL AND RECREATION PORTFOLIO HOLDER

b QUESTIONS FOR THE CHAIRMAN OF RENEWAL AND RECREATION PDS COMMITTEE

4 MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE MEETING HELD ON 26 NOVEMBER 2013 (Pages 5-14)

5 MATTERS ARISING FROM PREVIOUS MINUTES AND UPDATES (Pages 15-18)

HOLDING THE RENEWAL AND RECREATION PORTFOLIO HOLDER TO ACCOUNT

6 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO REPORTS

The Renewal and Recreation Portfolio Holder to present scheduled reports for pre-decision scrutiny on matters where he is minded to make decisions.

a BUDGET MONITORING (Pages 19-28)

b CAPITAL PROGRAMME MONITORING - 2ND QUARTER 2013/14 (Pages 29-34)

c LAND AT SNAG LANE, CUDHAM - PROPOSED ARTICLE 4 DIRECTION (Pages 35-50)

d ARTICLE 4 DIRECTION - STATION SQUARE, PETTS WOOD (Pages 51-64)

e CHANGE OF USE FROM OFFICES TO RESIDENTIAL IN PARTS OF BROMLEY TOWN CENTRE - PROPOSED NON-IMMEDIATE ARTICLE 4 DIRECTION (Pages 65-76)

f BECKENHAM CONSERVATION AREAS (Pages 77-98)

POLICY DEVELOPMENT AND OTHER ITEMS

7 DRAFT 2014/15 BUDGET (Pages 99-110)

8 RENEWAL AND RECREATION BUSINESS PLAN 2013/14 MONITORING REPORT FOR QUARTER 3 (Pages 111-134)

9 TOWN CENTRE MANAGEMENT UPDATE REPORT - JANUARY 2014 (Pages 135-146)

- 10 TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE (Pages 147-162)
- 11 DEVELOPMENT OF THE RENEWAL AND RECREATION PDS COMMITTEE WORK PROGRAMME (JANUARY-APRIL 2014) (Pages 163-168)

PART 2 (CLOSED) AGENDA

- 12 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000

The Chairman to move that the Press and public be excluded during consideration of the items of business listed below as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

Items of Business

Schedule 12A Description

- 13 EXEMPT MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE HELD ON 26 NOVEMBER 2013 (Pages 169-172)

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RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Minutes of the meeting held at 7.00 pm on 26 November 2013

Present:

Councillor Ian F. Payne (Chairman)
Councillor Julian Benington (Vice-Chairman)
Councillors Kathy Bance MBE, Nicky Dykes, John Ince,
David McBride, Alexa Michael, Sarah Phillips, Michael Tickner and
Michael Turner

Also Present:

Councillor Nicholas Bennett J.P. and Councillor Peter Morgan

Before the meeting formally started, the Chairman congratulated the Council's Communications Officer, Jenny Gordon, on her recent marriage.

36 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Mr Ross Stanford.

37 DECLARATIONS OF INTEREST

Councillor Payne declared a personal interest in Item 8 (Business Improvement District Strategy for Town Centres), Item 9 (Town Centre Management Update Report November 2013) and Item 10 (Town Centres Development Programme Update) as he was:-

- Manager of the Bexleyheath Business Improvement District (BID);
- a member of the British BIDS;
- an Advisory Board Member of the Association of Town and City Managers;
and
- an Executive Member of The Salvation Army Bromley, within Site G of the Area Action Plan.

Councillor Morgan declared a personal interest in Item 10 (Town Centres Development Programme Update), as his daughter was a Director of Kier Property and he was Trustee of Bromley and Sheppards Colleges.

Councillor Michael declared a personal interest in Item 15 as she was a member of MyTime Active.

**38 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE
PUBLIC ATTENDING THE MEETING**

**39 QUESTIONS FOR THE RENEWAL AND RECREATION
PORTFOLIO HOLDER**

No questions were received.

**40 QUESTIONS FOR THE CHAIRMAN OF RENEWAL AND
RECREATION PDS COMMITTEE**

No questions were received.

**41 MINUTES OF THE RENEWAL AND RECREATION PDS
COMMITTEE MEETING HELD ON 18 SEPTEMBER 2013**

Minute 25, page 6 - Cotmandene and Mottingham Learning Shops

Members were informed that agreement had been reached for the Council to continue funding both Learning shops for the next financial year. Long-term funding would be considered at some point in the future.

Minute 26, page 8, paragraph 2 - Matters Arising from Previous Minutes and Updates

The beginning of the sentence was amended to read 'As the former library....'

Minute 28F, page 12, paragraph 3, line 7 - Town Centres Development Programme Update

The word 'height' was amended to read 'depth'.

RESOLVED that subject to the amendments outlined above, the Minutes of the meeting held on 18 September 2013 be confirmed and signed as a true record.

**42 MATTERS ARISING FROM PREVIOUS MINUTES AND
UPDATES**

Report RES13204

A meeting with officers from Biggin Hill Airport would take place on Friday 29 November 2014 to discuss proposals for the development of a Heritage Centre at the Airport. The possibility of seeking London Mayoral funding would also be considered.

A meeting of the Housing Strategy Group would take place on Thursday 28 November 2014.

Members noted the position with regard to matters arising from previous meetings.

43 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO REPORTS

43A BUDGET MONITORING (R&R)

Report DRR13/146

Members considered the latest budget monitoring position for 2013/14 based on expenditure and activity levels up to 30 September 2013. The total portfolio budget showed a projected underspend of £37k.

Consideration was also given to the level of expenditure and progress achieved in regard to the implementation of the Renewal and Recreation projects within the Member Priority Initiatives.

Councillor Michael was informed that the delays referred to on page 29 in relation to Library IT budgets were the result of technical issues and a reluctance on the part of the out-going contractor to negotiate with the Council on the transfer of data. The Council now shares a Library Management System with Bexley Council. This means that the Borough's residents can access library services across 17 local authorities in London.

RESOLVED that the Portfolio Holder be recommended to:-

- 1) endorse the latest 2013/14 budget projection for the Renewal and Recreation Portfolio;**
- 2) note the progress of the implementation of the Renewal and Recreation projects within the Member Priority Initiatives.**

44 RENEWAL & RECREATION BUSINESS PLAN 2013/14 MONITORING REPORT FOR QUARTER 2

Report DRR13/134

Members considered the Renewal and Recreation Business Plan 2013/14 monitoring Report for Quarter 2.

The report outlined progress made towards the delivery of actions agreed in the Plan and identified actions as priorities for delivery in Quarter 2.

Referring to page 44 of the agenda (Aim 2b), the Chairman informed Members that an e-mail received from the Chief Planner had indicated that

78% of minor applications had been validated within 10 working days during October and November which showed a significant improvement in the early stage of the application process which, in due course, would improve the overall processing time. The RAG status was therefore designated as Green.

On page 42 of the agenda, the item relating to the development of a partnership steering group for Bromley Town Centre to incorporate key businesses, business groups and other town centre stakeholders, was given an amber RAG status in error; this was subsequently amended to green.

The development proposals for Bromley Valley Gymnastics and Cotmandene sites (page 46) was designated amber because officers had been looking at the broader range of Council services and those of Council partners ie. GP surgeries etc. in the area, to ascertain whether or not a multi-hub was required. This had had caused delays in the process. Members would receive an update in the New Year.

Referring to page 43 (Invest Bromley event), the Head of Renewal reported that a workshop had been organised which highlighted the lack of office space within Borough. An Article 4 Direction restricting the change of use from office to residential use was authorised by the Development Control Committee at its meeting in October. There were current proposals to expand office policies to encourage further development of sites for office use. Councillor Tickner stated that the office rental market was decreasing and due to a variety of reasons including staff hot-desking and working from home, there would not be a great demand for take-up of offices. The Chairman suggested that this was something which could be monitored. Councillor Morgan disagreed and referred to Bromley as a first class location for office development, in particular, around the area of Bromley South railway station. Councillor Dykes had been approached by residents asking where they could acquire office accommodation.

Councillor Michael stated that the recession was coming to an end and there would be a demand for office space once the economy improved.

The Assistant Director for Leisure and Culture agreed to e-mail Members on the outcome of Quarter 3 in relation to the provision of housing (page 50).

It was noted that reference to the introduction of new street *bin* in Penge (page 41) should refer to the introduction of new *bins*. The Director of Environment and Community Services assured Councillor Bance that matters relating to street cleansing, litter, dog fouling and refuse would be looked into by officers. Due to the issues raised, Councillor Bance considered the RAG status for Penge should be red. It was agreed that future reports would list the outcomes of actions for Beckenham, Penge and Bromley as individual items.

RESOLVED that the progress made towards the delivery of actions agreed in the Renewal and Recreation Business Plan 2013/14 for Quarter 2 as described in the Monitoring Report be noted.

45 BUSINESS IMPROVEMENT DISTRICT STRATEGY FOR TOWN CENTRES

Report DRR13/111

Following the successful Business Improvement District (BID) ballot leading to the establishment of the Orpington 1st BID, Members considered the feasibility of extending the BID approach to other town centres in the borough - specifically the potential for implementing BIDs in Bromley and Beckenham town centres.

The Chairman commented that the proposal was an 'invest to save' opportunity and was the way forward for town centres. However, there were issues for smaller town centres where the costs associated with collecting money would counteract the costs coming in. Councillor Tickner supported the decision to delay the Beckenham BID as the Beckenham Traders Association were not keen on the idea and the procedure for setting up a BID was cumbersome. If funding from TfL was available, they might be a little more enthusiastic.

Members agreed that traders were more likely to be interested in establishing BIDs once the Council had proved its commitment to traders by completing its own programme of improvement works.

Councillor Benington had attended the 2012 switch-on of the Orpington Christmas lights event organised by the Orpington BID which had attracted a large number of people. He congratulated the Orpington BID on the success of this event.

RESOLVED that the suggested strategy for the introduction of BIDs beyond Orpington town centre be noted and Member comments be submitted to the Executive meeting on 15 January 2014.

**46 TOWN CENTRE MANAGEMENT UPDATE REPORT
NOVEMBER 2013**

Report DRR13/145

Members received an update on activities undertaken by the Council's Town Centre Management and Business Support Team since September 2013. The report also summarised priorities to the end of January 2014.

Martin Pinnell, Head of Town Centre Management and Business Support reported on the success of the Penge pop-up market in Maple Road, Penge. A further pop-up market was planned for December 2013.

Referring to the Business Support Programme (page 81), the Chairman congratulated Mr Pinnell on the success of the workshops and seminars which were attended by over 80 local business people (which exceeded the proposed attendance target of 50).

Councillor Morgan reported that following completion of the programmed work in East Street, a couple of shops had unexpectedly been let.

RESOLVED that the key developments and activities within the Town Centre Management and Business Support Team be noted.

47 TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

Report DRR13/147

Members considered the progress achieved in delivering the Town Centres Development Programme.

With regard to Site F: Civic Centre, Members were informed that a report on options for the short term use of Anne Springman and Joseph Lancaster blocks was being prepared and would be considered by Cabinet before submission to the Executive Committee.

Planning permission for Site L: Former DHSS site, was granted on 6 October 2013. Subsequent to this, the Council was informed that the site had been sold to the Education Funding Agency and it was anticipated that a bi-lingual school would be located into the current buildings. Stage One of the Bromley Bilingual School consultation will last for six weeks and will run from 21 November 2013 until 3 January 2014 and asks for opinions on a range of features of the school including its proposed location, curriculum, size and admission criteria. A public information meeting will be held on Saturday 23 November 2013 from 14:30 to 15:30 in the Chapel Room at Bromley United Reformed Church, 20 Widmore Road. As a Free School, planning permission for change of use would not be required to occupy the site for the first year. If the use continued for longer than one year, then a light touch 'prior approval' regime would operate where the local planning authority could only consider noise and traffic impacts. To date no prior approval application had been received in respect to the Free School on the site. The Chairman commented that the Council had a duty of care to ensure children were safe and would welcome a traffic assessment in this respect. A briefing paper on the outcome of this would be provided in due course along with a paper to the Portfolio Holder which would form the basis for a Council response to the Stage One consultation.

Councillor Tickner welcomed the establishment of a school and was informed that the building would be retained in its original style except for some modification to the roof and internal refurbishments. He stated that town centres had lost a lot of vitality and life due to the lack of schools and for this reason he would like to see them reinstated in town centres.

Councillor Morgan took a contrary view stating that the best chance of developing modern offices within Bromley Town Centre had been lost.

As Chairman of the Education School Places Working Group, Councillor Phillips referred to the shortage of schools in the area and emphasised how difficult it was to establish school sites which were appropriate to the AAP, so whilst the proposed school may not be in the best possible place, it was badly needed.

The Director for Regeneration and Transformation had written to the Education Funding Agency seeking clarification on the consultation process behind the site purchase.

Councillor McBride referred to the school's potential hours of operation. If the school opened early with a breakfast club and remained open for afterschool club, this could cause a bigger impact on traffic than that already anticipated.

Referring to Site G:West of High Street, discussions were still taking place with Muse Developments. Once concluded, the development programme could progress. The Chairman suggested that a presentation on the proposals could be given to Members by Muse Developments in April 2014.

It was anticipated that the Crest Nicholson site would go ahead and the scheme would be completed in 18 months' time. Issues surrounding affordable housing were currently being negotiated.

Councillor Bennett commented on the scheme for West Wickham (page 94) and reported that as West Wickham High Street was the fourth largest Town Centre in the Borough, he was disappointed that promised major works had not been forthcoming. He requested that these be carried out following completion of the major works in Beckenham.

With regard to the replacement of lamp columns, Councillor Bennett was informed that this related only to the main road (which was TfL owned) as opposed to the side roads. The Director of Environment and Community Services reported that this issue had been pursued with TfL and discussions had been held with the West Wickham Borough Liaison Director. Members would be informed of the outcome of this in due course.

All concrete lamp columns in the Borough were scheduled to be replaced. This had already been carried out in West Wickham following which complaints had been received that the lamps were not as bright and did not adequately cover the streets. Consultations with stakeholders, TfL and consultants would take place in the New Year and local Councillors would be involved.

The Beckenham and West Wickham Working Party had identified three Victorian roads (Kent, Surrey and Sussex roads) which should have conservation style lamps and this had been agreed by Members at a previous

meeting. Funding for the Victorian style lights would need to be raised and the Director for Environment and Community Services agreed to look into this and report back to Members.

RESOLVED that the progress on the delivery of the Town Centres Development Programme be noted.

**48 RENEWAL AND RECREATION PDS COMMITTEE WORK
PROGRAMME (NOVEMBER 2013-APRIL 2014)**

Report RES13205

Members considered the Committee's work programme for November 2013-April 2014.

With regard to a future report on the proposed regeneration of Crystal Palace, The Assistant Director reported that Arup had been retained by Mr Ni. An event to work on development of the scheme was scheduled for 10 December 2013. The Leader of the Council was holding various meetings with the four other London Boroughs and further information would be available to Members in January 2014.

It was generally felt that Arup had been slow to engage in local discussions and needed to recognise the vast diversity of local communities. The Director of Recreation and Renewal had written with his concerns on this issue. A two-page engagement strategy had been received from Arup and the first round of consultations would continue until February 2014. The first drop-in consultation session would be held in the café in the triangle area followed by sessions in Penge, Anerley and Sydenham. Councillor Bance reported that the 'drop-in centre' used as a consultation site was not large enough.

It was reported that many sections of the community were very supportive of the regeneration scheme. Currently however, there was little to report on.

RESOLVED that the work programme for the period November 2013-April 2014 be agreed.

**49 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE
LOCAL GOVERNMENT (ACCESS TO INFORMATION)
(VARIATION) ORDER 2006, AND THE FREEDOM OF
INFORMATION ACT 2000**

The Chairman moved that the Press and public be excluded during consideration of the item of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**50 EXEMPT MINUTES OF THE RENEWAL AND RECREATION
PDS COMMITTEE HELD ON 18 SEPTEMBER 2013**

RESOLVED that the Exempt minutes of the meeting held on
18 September 2013 be confirmed and signed as a true record.

**51 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION
PORTFOLIO PART 2 (EXEMPT) REPORTS**

**52 MYTIME ANNUAL REPORT 2012/13 AND
PREVIEWING 2014/15**

Report DRR13/144

**Members considered Mytime Active's Annual Report for 2012/13 and
made recommendations to the Portfolio Holder.**

The meeting ended at 9.00 pm

Chairman

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Agenda Item 5

Report No.
CSD14006

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: Renewal and Recreation PDS Committee

Date: 28 January 2014

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

Title: **MATTERS ARISING FROM PREVIOUS MINUTES AND UPDATES**

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

Chief Officer: Mark Bowen, Director of Corporate Services

Ward: N/A

1. Reason for report

1.1 **Appendix A** updates Members on matters arising from previous meetings.

2. RECOMMENDATION

2.1 The Committee is asked to consider progress on matters arising from previous meetings.

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

Corporate Policy

1. Policy Status: Existing policy. The Committee is regularly updated on matters arising from previous meetings.
 2. BBB Priority: Excellent Council.
-

Financial

1. Cost of proposal: No cost
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Democratic Services
 4. Total current budget for this head: £367,636
 5. Source of funding: 2013/14 revenue budget
-

Staff

1. Number of staff (current and additional): There are 10 posts (8.55 fte) in the Democratic Services Team.
 2. If from existing staff resources, number of staff hours: Monitoring the Committee's matters arising can take up to a couple of hours per meeting.
-

Legal

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

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): The report is intended primarily for Members of this Committee.
-

Ward Councillor Views

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

PROGRESS ON MATTERS ARISING FROM PREVIOUS MEETINGS

<u>Minute Number/Title</u>	<u>Decision</u>	<u>Update</u>	<u>Action</u>	<u>Completion Date</u>
25 (18.09.13) - Development of the R&R PDS Committee Work Programme 2012/13	Update on proposals for the use of funds for the Biggin Hill Heritage	Meeting to discuss proposals held on 29 November 2014	Assistant Director, R&R	Subject to Biggin Hill Airport finalising proposals for a Heritage offer
70 (26.02.13) - Strategic Housing Update	Information Briefings on progress achieved throughout the compilation of the Council's Strategic Housing Framework to be submitted	As and when available	Head of Housing Development and Strategy/Working Party Members	Ongoing
25 (18.09.13) - Renewal & Recreation Business Plan - Penge Library	Options for Anerley Town Hall to be reported at a future meeting of the R&R PDS	As and when available	Assistant Director R&R	Ongoing
47 (26.11.13) - Town Centres Development Programme Update - Site L: Former DHSS site	Update on the outcome of traffic assessment and report to PH outlining the Council's response to the Stage One consultation	As and when available	Assistant Director R&R	Ongoing
47 (26.11.13) - Town Centres Development Programme Update - West Wickham	Members to be informed of the outcome of discussions with TfL re replacement of lamp columns in side roads in West Wickham Update on funding for Victorian style lights for Kent, Surrey and Sussex roads)	As and when available As and when available	Director of Environment and Community Services	Ongoing

<u>Minute Number/Title</u>	<u>Decision</u>	<u>Update</u>	<u>Action</u>	<u>Completion Date</u>
52 (26.11.13) - Mytime Annual Report 2012/13	<p>Report from Mytime Trustees be submitted and Cllr Stevens be invited to attend the meeting</p> <p>Report to be submitted for approval of revised Investment Fund five year spending proposals and update on legal agreements required clarifying each parties' responsibilities for the procurement and delivery of the schemes</p>	<p>As and when available</p>	<p>Assistant Director R&R</p>	<p>Ongoing</p>

Report No.
FSD14005

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: Renewal & Recreation Portfolio Holder

For Pre-decision Scrutiny by the Renewal & Recreation PDS Committee

Date: 28th January 2014

Decision Type: Non-Urgent Executive Non-Key

Title: BUDGET MONITORING 2013/14

Contact Officer: Claire Martin, Head of Finance
Tel: 020 8313 4286 E-mail: claire.martin@bromley.gov.uk

Chief Officer: Marc Hume, Director of Regeneration and Transformation
Nigel Davies, Executive Director of Environment and Community Services

Ward: Boroughwide

1. Reason for report

This report provides an update of the latest budget monitoring position for 2013/14 for the Renewal and Recreation Portfolio based on expenditure and activity levels up to 30th November 2013. This shows a projected underspend of £99k for the total portfolio budget.

It also reports the level of expenditure and progress with the implementation of the selected projects within the Member Priority Initiatives.

2. **RECOMMENDATION(S)**

2.1 The Portfolio Holder is requested to endorse the latest 2013/14 budget projection for the Renewal & Recreation Portfolio.

2.2 Note the progress of the implementation of the Renewal and Recreation projects within the Member Priority Initiatives.

Corporate Policy

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

Financial

1. Cost of proposal: Estimated cost N/A
 2. Ongoing costs: Non-recurring cost.
 3. Budget head/performance centre: Renewal & Recreation Portfolio Budgets
 4. Total current budget for this head: £13m
 5. Source of funding: Existing revenue budgets 2013/14
-

Staff

1. Number of staff (current and additional): 229.6ftes
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory requirement. The statutory duties relating to financial reporting are covered within the Local Government Act 1972; the Local Government Finance Act 1998; the Accounts and Audit Regulations 1996; the Local Government Act 2000 and the Local Government Act 2002
 2. Call-in: Call-in is applicable
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): The services covered in this report affect all Council Taxpayers, Business Ratepayers, those who owe general income to the Council, all staff, Members and Pensioners.
-

Ward Councillor Views

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

3. COMMENTARY

- 3.1 The 2013/14 projected outturn is detailed in Appendix 1, with a forecast of projected spend for each division compared to the latest approved budget and identifies in full the reason for any variances.
- 3.2 Costs attributable to individual services have been classified as “controllable” and “non-controllable” in Appendix 1. Budget holders have full responsibility for those budgets classified as “controllable” as any variations relate to those factors over which the budget holder has, in general, direct control. “Non-controllable” budgets are those which are managed outside of individual budget holder’s service and, as such, cannot be directly influenced by the budget holder in the shorter term. These include, for example, building maintenance costs and property rents which are managed by the Property Division but are allocated within individual departmental/portfolio budgets to reflect the full cost of the service. As such, any variations arising are shown as “non-controllable” within services but “controllable” within the Resources Portfolio. Other examples include cross departmental recharges and capital financing costs. This approach, which is reflected in financial monitoring reports to budget holders, should ensure clearer accountability by identifying variations within the service that controls financial performance. Members should specifically refer to the “controllable” budget variations relating to portfolios in considering financial performance. These variations will include the costs related to the recession.
- 3.3 Council on 26th March 2012 approved the setting aside of £2.260m in an earmarked reserve for Member priority initiatives. The Renewal and Recreation Portfolio is responsible for the delivery of three initiatives as detailed below: -

Member priority Initiatives	£'000
Investing in small shopping parades	250
Becekenham Town Centre public realm improvements	250
Support tackling youth unemployment amongst young people	500
	<u>1,000</u>

- 3.4 Appendix 2 has details of the progress of each of the schemes.

4. POLICY IMPLICATIONS

- 4.1 The Resources Portfolio Plan for 2013/14 includes the aim of effective monitoring and control of expenditure within budget and includes the target that each service department will spend within its own budget.
- 4.2 Bromley’s Best Value Performance Plan “Making a Difference” refers to the Council’s intention to remain amongst the lowest Council Tax levels in outer London and the importance of greater focus on priorities.
- 4.3 The four year financial forecast report highlights the financial pressures facing the Council. It remains imperative that strict budgetary control continues to be exercised in 2013/14 to minimise the risk of compounding financial pressures in future years.
- 4.4 Chief Officers and Departmental Heads of Finance are continuing to place emphasis on the need for strict compliance with the Council’s budgetary control and monitoring arrangements.

5. FINANCIAL IMPLICATIONS

- 5.1 Although the overall budget shows an underspend of £99k for 2013/14, the controllable budget for the Renewal and Recreation Portfolio is projected to be underspent by £97k based on financial information available as at 30th November 2013. Some of the major variations are summarised below with more detailed explanations included in Appendix 1.
- 5.2 Reduced activity in building control is continuing due to the on-going effect of the recession. Income from the chargeable service is expected to be £40k below budget and is being offset by £40k savings as a result of reduced hours worked and part vacant posts. Within the non-chargeable service, an underspend of £17k is projected mainly due to delays in appointing to vacant posts.
- 5.3 Income for planning applications is above budget and a surplus of £70k is projected. This is mainly due to a large number of applications that require a higher fee. Additional income of £40k is projected for pre-application meetings. Other variations for staffing and legal costs total Cr £10k.
- 5.4 The £60k carried forward for the preparation of the Borough's Local Plan will not be spent this financial year as the examination of the plan in public will now not take place until early 2015. A request will be made to the June Executive to carry forward the unspent £60k in order to meet the future costs of the examination in public and to undertake any further evidence work required.
- 5.5 Delays in the installation of the new library management system and extra costs incurred for the transfer of data to the new system has resulted in an overspend of £65k. There is also a projected shortfall of income of £40k from library fines.
- 5.6 Appendix 2 shows that £377k has been spent or committed out of the £1m set aside for the three projects within the Member priority initiatives. It also has comments on the progress of each of the schemes.

Early Warning

- 5.7 A decision taken at Development Control Committee on 7th January 2014 could give rise to a claim of compensation against the Council which could be in the region of £88k.
- 5.8 At Development Control Committee (DC) on 7th January 2014 an application for permission to fell a protected tree, which had already been deferred from two planning sub committees and was eventually decided upon at DC. Throughout, the recommendation of the Tree Officer was that permission should be granted. In addition, at the request of members, an independent report was commissioned, which came to the same conclusion. The reason for the recommendation was that the tree was a cause of subsidence at a neighbouring property.
- 5.9 Permission was refused by members on the grounds of amenity, concern at the lack of evidence of the tree being the cause of the subsidence, and the availability of alternative remedies.
- 5.10 The Committee were advised that the potential cost of repairs if the tree is not felled, could be in the region of £88k. They were advised that there have already been cases of liability in similar circumstances, and that courts do not generally find in favour of councils in such cases as the tree has only to be shown as **a** cause rather than **the** cause of damage, but councillors did not accept the recommendation.

- 5.11 The tree officer also advised that she had received intimation from solicitors on behalf of the owners / insurers of the damaged property that they intended to pursue a claim against the Council if permission was not granted.
- 5.12 Legal recommend that a provision is made for the potential claim for the cost of repairs.
- 5.13 The Renewal and Recreation budget is currently projecting an under spend of £97k. After excluding £60k which relates to costs associated with the Local Plan, a balance of £37k is available to be used as part of the provision. A request will be submitted to the Executive to ask for the balance of the provision to be set aside from the £60k held in the Central Contingency for costs relating to planning appeals that are lost due to the change in legislation.

Non-Applicable Sections:	Legal, Personnel
Background Documents: (Access via Contact Officer)	2013/14 budget monitoring files within ES/R & R finance section

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Renewal and Recreation Budget Monitoring Summary

2012/13 Actuals £'000	Division Service Areas	2013/14 Original Budget £'000	2013/14 Latest Approved £'000	2013/14 Projected Outturn £'000	Variation £'000	Notes	Variation Last Reported £'000	Full Year Effect £'000
	R&R PORTFOLIO							
0	Commissioning Fund							
	Commissioning Fund	0	0	0	0		0	0
0		0	0	0	0		0	0
(4)	Housing Strategy & Development							
	Housing Strategy & Development	Cr 18	Cr 16	Cr 16	0		0	0
(4)		Cr 18	Cr 16	Cr 16	0		0	0
	Planning							
3	Building Control	Cr 7	1	Cr 16	Cr 17	1	Cr 17	0
(165)	Land Charges	Cr 169	Cr 168	Cr 168	0		0	0
939	Planning	582	705	585	Cr 120	2	Cr 125	0
1,240	Renewal	1,127	1,151	1,086	Cr 65	3	10	0
2,017		1,533	1,689	1,487	Cr 202		Cr 132	0
	Recreation							
2,313	Culture	2,036	2,049	2,049	0		0	0
4,841	Libraries	4,762	4,819	4,924	105	4	95	0
304	Town Centre Management & Business Support	249	251	251	0		0	0
7,458		7,047	7,119	7,224	105		95	0
9,471	Total Controllable R&R Portfolio	8,562	8,792	8,695	Cr 97		Cr 37	0
22,045	TOTAL NON CONTROLLABLE	1,812	2,007	2,005	Cr 2	5	0	0
2,052	TOTAL EXCLUDED RECHARGES	2,260	2,201	2,201	0		0	0
33,568	PORTFOLIO TOTAL	12,634	13,000	12,901	Cr 99		Cr 37	0

Reconciliation of Final Budget

£'000

Original budget 2013/14

12,634

Repairs and Maintenance carry forward from 2012/13

195

Allocation of Localisation & Conditions Pay Awards

94

Centralisation of training budgets

Cr 4

Local Plan Implementation carry forward from 2012/13

60

Drawdown of central contingency funds re increased fuel costs

21

Latest Approved Budget for 2013/14

13,000

REASONS FOR VARIATIONS

1. Building Control Cr £17k

For the chargeable service, an income deficit of £65k is anticipated based on information to date. This is being offset by a projected underspend within salaries of £60k arising from reduced hours working / vacancies, and £5k from across running expenses.

Within the non-chargeable service, as a result in delays in not appointing to vacant posts, there is a projected underspend of £17k.

2. Planning Cr £120k

Income from non-major planning applications is £38k below budget for the first eight months of the year, and a deficit of £55k is projected for the year. Actual income for the period April to November 2013 is £30k higher than that received for the same period last year, and is largely attributable to the 15% price increase that was introduced in November 2012.

For major applications, £338k has been received as at 30th November. Additionally, a further £9k has been received during the first week of December. Therefore, total income to date is £347k. Planning officers within the majors team have provided a schedule of additional potential income that may be received in the coming months of approximately £200k. A surplus of £125k is projected from major applications at this stage of the year, allowing for delays to a few of the proposed developments.

This projected surplus is due to a large number of major applications that require a higher fee. There appears to be growing optimism in the market but the trend is relatively volatile, and therefore this surplus is not currently expected to continue into 2014-15.

There is a projected deficit within income from the address management service of £5k due to lower volumes than previously anticipated.

There are projected surpluses within pre-application income of £40k, and income from discharge of planning conditions of £5k, both due to higher activity levels than previously anticipated.

A projected underspend across planning salary budgets of £45k is expected, largely due to a combination of recent departures, reduced working hours and part-vacancies.

At this stage, there is a potential net overspend within legal expenses of £35k. This is mainly due to the projected costs of a public enquiry expected to be held in February 2014. The situation will continue to be closely monitored and major variations reported back to Members.

Summary of variations within Planning	£'000
Surplus income from non-major applications	55
Surplus income from major applications	Cr 125
Income deficit within address management	5
Surplus income from pre-applications	Cr 40
Surplus income from discharge of conditions	Cr 5
Staffing	Cr 45
Legal expenses	35
Total variation for Planning	Cr 120

3) Renewal Cr £65k

There is a projected overspend within Renewal salaries of £10k. This is largely due to employing more expensive agency cover as backfill for a secondment to planning section.

Within Planning Strategy & Projects, there is a projected underspend across running expenses of £15k. This is largely due to the delayed preparatory work on the Infrastructure Delivery Plan (IDP) as a result of the ongoing work within the three economic growth areas (Biggin Hill, Cray Business Corridor and Bromley Town Centre).

The Executive agreed to carry forward £60k for the preparation of the Borough's Local Plan (LP). This was intended to fund the examination of the plan in public and associated work which are now due to take place later than expected, in early 2015. The precise timing of the examination is determined by the Planning Inspectorate and is therefore outside the Council's control. A request will be made to the June Executive to carry forward the unspent £60k in order to meet the future costs of the examination in public and to undertake any further evidence work required.

Summary of variations within Renewal	£'000
Overspend on salaries	10
Underspend across strategy & projects running expenses	Cr 15
Local Plan Implementation (c/fwd request to be made at year-end)	Cr 60
Total variation for Renewal	Cr 65

4) Libraries Dr £105k

There is an overspend within Library IT budgets of £65k. This is largely due to delays incurred in the replacement of the Library Management System (LMS) and additional costs associated with the transfer of data between the current and incumbent LMS suppliers.

There is a projected income deficit of £40k. This comprises of a deficit of £34k on income from library fines, and a net deficits of £6k across other items. Year on year customers are borrowing fewer items overall which is having an adverse effect on income budgets.

Within the electricity budget, there is a projected overspend of £21k. Unit prices have risen by an average of 7.5% for 2013-14 compared to 2012-13. The full-year effect of this increased cost is projected to be £40k. A request will be made to the Executive to draw down funds allocated for fuel cost increase from the central contingency, both for 2013-14 and 2014-15.

The net overspend across Libraries of £105k is being more than offset by the underspend projected within planning.

5. Non-controllable budgets Cr £2k

For information, the variation relates to a net deficit within property rental income across the Renewal & Recreation portfolio. Property division are accountable for these variations.

Waiver of Financial Regulations

The Council's Contract Procedure Rules state that where the value of a contract exceeds £50k and is to be exempted from the normal requirement to obtain competitive quotations, the Chief Officer has to obtain the agreement of the Director of Resources and Finance Director and (where over £100,000) approval of the Portfolio Holder, and report use of this exemption to Audit Sub committee bi-annually. Since the last report to the Executive the following waiver has been actioned:

- Point Eight Limited to provide the design and installation of furniture and fittings for the new library in Penge £85k (work will span 2013/14 and 2014/15 but last less than 12 months).

Virements Approved to date under Director's Delegated Powers

Details of virements actioned by Chief Officers under delegated authority under the Financial Regulations "Scheme of Virement" will be included in financial monitoring reports to the Portfolio Holder. Since the last report to Executive, no virements have been actioned.

Analysis of Members' Initiatives - Earmarked Reserves @ 30.11.13

Item	Divison / Service Area	Responsible Officer	Allocation £'000	Total spend during 2012/13 £'000	Spend to Date 2013/14 £'000	Commitments & planned expenditure £'000	Total spend & commitments £'000	Balance available £'000	Comments on Progress of Scheme
Investment in small shopping parades	Recreation - Town Centre Management & Business Support	Martin Pinnell	250	17	33	180	230	20	At this stage, it is anticipated that the remaining balance of £20k will be spent in 2014/15.
Tackling youth unemployment	Recreation - Business Support	Hannah Jackson	500	0	9	38	47	453	This is a 3 year project. Estimated spend for 2014/15 is £243k and for 2015/16 £219k.
Beckenham Town Centre public realm improvements	Planning - Renewal	Kevin Munnelly	250	45	34	21	100	150	Remaining balance of £150k to be used as funding for the Beckenham Town Centre Improvement Capital Project.
TOTAL			1,000	62	76	239	377	623	

Report No.
CSD14015

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: RENEWAL & RECREATION PORTFOLIO HOLDER

Date: For pre-decision scrutiny by the Renewal & Recreation PDS Committee on 28th January 2014

Decision Type: Non-Urgent Executive Non-Key

Title: CAPITAL PROGRAMME MONITORING - 2ND QUARTER 2013/14

Contact Officer: Martin Reeves, Principal Accountant (Technical & Control)
Tel: 020 8313 4291 E-mail: martin.reeves@bromley.gov.uk

Chief Officer: Director of Finance

Ward: All

1. Reason for report

On 20th November 2013, the Executive received the 2nd quarterly capital monitoring report for 2013/14 and agreed a revised Capital Programme for the four year period 2013/14 to 2016/17. This report highlights in paragraphs 3.1 to 3.2 changes agreed by the Executive in respect of the Capital Programme for the Renewal & Recreation Portfolio. The revised programme for this portfolio is set out in Appendix A and detailed comments on scheme progress as at the end of the first half of 2013/14 are shown in Appendix B.

2. **RECOMMENDATION(S)**

The Portfolio Holder is asked to confirm the changes agreed by the Executive in November.

Corporate Policy

1. Policy Status: Existing Policy: Capital Programme monitoring and review is part of the planning and review process for all services. Capital schemes help to maintain and improve the quality of life in the borough. Affective asset management planning (AMP) is a crucial corporate activity if a local authority is to achieve its corporate and service aims and objectives and deliver its services. The Council continuously reviews its property assets and service users are regularly asked to justify their continued use of the property. For each of our portfolios and service priorities, we review our main aims and outcomes through the AMP process and identify those that require the use of capital assets. Our primary concern is to ensure that capital investment provides value for money and matches the Council's overall priorities as set out in the Community Plan and in "Building a Better Bromley".
 2. BBB Priority: Vibrant, thriving town centres
-

Financial

1. Cost of proposal: No overall change over the 4 years 2013/14 to 2016/17..
 2. Ongoing costs: Not Applicable
 3. Budget head/performance centre: Capital Programme
 4. Total current budget for this head: £10.2m for the Renewal & Recreation Portfolio over four years 2013/14 to 2016/17
 5. Source of funding: Capital grants, capital receipts and earmarked revenue contributions
-

Staff

1. Number of staff (current and additional): 0.25 fte
 2. If from existing staff resources, number of staff hours: 9 hours per week
-

Legal

1. Legal Requirement: Non-Statutory - Government Guidance
 2. Call-in: 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: N/A

3. COMMENTARY

Capital Monitoring – variations agreed by the Executive on 20th November 2013

3.1 A revised Capital Programme was approved by the Executive in November, following a detailed monitoring exercise carried out after the 2nd quarter of 2013/14. The base position was the revised programme approved by the Executive on 24th July 2013, as amended by variations approved at subsequent Executive meetings. All changes on schemes in the Renewal & Recreation Programme are itemised in the table below and further details are included in paragraph 3.2. The revised Programme for the Renewal & Recreation Portfolio is attached as Appendix A and Appendix B shows actual spend against budget in the first half of 2013/14, together with detailed comments on individual schemes.

	2013/14	2014/15	2015/16	2016/17	TOTAL 2013/14 to 2016/17
	£000	£000	£000	£000	£000
Programme approved by Executive 24/07/13	6,802	3,100	251	10	10,163
<u>Variations approved by Executive 20/11/13</u>					
Expenditure rephased from 2013/14 into later years (see para 3.5) - Central Library/Churchill Theatre - chillers & controls	-457	457			0
Total Amendment to the Capital Programme	-457	457	0	0	0
Total Revised Renewal & Recreation Programme	6,345	3,557	251	10	10,163

3.2 Expenditure re-phased from 2013/14 into 2014/15

As part of the 2nd quarter monitoring exercise, £457k has been re-phased from 2013/14 into 2014/15 to reflect revised estimates of when expenditure on Renewal & Recreation schemes is likely to be incurred. This has no overall impact on the total approved estimate for the capital programme. Further details and comments are provided in Appendix B.

Post-Completion Reports

3.3 Under approved Capital Programme procedures, capital schemes should be subject to a post-completion review within one year of completion. After major slippage of expenditure in recent years, Members confirmed the importance of these as part of the overall capital monitoring framework. These reviews should compare actual expenditure against budget and evaluate the achievement of the scheme's non-financial objectives. While no post-completion reports are currently due for completed Renewal & Recreation Portfolio schemes, this quarterly report will monitor the future position and will highlight any future reports required.

4. POLICY IMPLICATIONS

4.1 Capital Programme monitoring and review is part of the planning and review process for all services.

5. FINANCIAL IMPLICATIONS

5.1 These were reported in full to the Executive on 20th November 2013. Changes agreed by the Executive for the Renewal & Recreation Portfolio Capital Programme are set out in the table in paragraph 3.1.

Non-Applicable Sections:	Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	Departmental monitoring returns October 2013. Approved Capital Programme (Executive 24/07/13). Q2 monitoring report (Executive 20/11/13).

RENEWAL & RECREATION PORTFOLIO - APPROVED CAPITAL PROGRAMME 20th NOVEMBER 2013								
Capital Scheme/Project	Total Approved Estimate	Actual to 31.3.13	Estimate 2013/14	Estimate 2014/15	Estimate 2015/06	Estimate 2016/17	Responsible Officer	Remarks
	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's		
LIBRARIES & MUSEUMS								
Central Library/Churchill Theatre - chillers and controls	460	3	0	457			Colin Brand	Postponed pending consideration of future of the building.
Orpington library relocation	1944	1852	92				Colin Brand	LABGI £1,022k, S106/Town Centre Imp. fund £699k, £223k LBB
Bromley Museum at the The Priory	2468	10	217	2000	241		Colin Brand	Extension of existing museum into former Orpington Library site; £1,980k HLF funding
Penge/Anerley Libraries - 46 Green Lane	689	0	689				Colin Brand	development of new Library (Executive 06/02/13)
TOTAL LIBRARIES & MUSEUMS	5561	1865	998	2457	241	0		
LEISURE TRUST CLIENT - RECREATION								
Leisure Centres								
Biggin Hill Leisure Centre	5181	5082	99				Colin Brand	Supplementary estimate £143k (Executive 24/10/12)
Pavilion Leisure Centre - redevelopment & refurbishment	5025	4882	143				Colin Brand	£5.5m approved by Council 29/6/10; £3m from revenue budget; £475k underspend.
Bromley MyTime Investment Fund	574	538	36				Colin Brand	Revenue contribution to capital works
TOTAL LEISURE TRUST CLIENT - RECREATION	10780	10502	278	0	0	0		
Feasibility Studies - Biggin Hill Heritage Centre	131	130	1				Colin Brand	Funded by S106 contributions
- other	40	0	10	10	10	10	Colin Brand	
OTHER								
Bromley North Village Public Realm Improvements	6667	569	5008	1090			Kevin Munnely	Renewal and improvement of Bromley North; £3,300k TfL; £1,829k GLA Outer London Fund; £38k private sector; £1,500k Capital receipts
Parks for People	50	0	50				Colin Brand	Feasibility work re Crystal Palace Park (Executive 03/04/13)
TOTAL OTHER	6888	699	5069	1100	10	10		
TOTAL RENEWAL & RECREATION PORTFOLIO	23229	13066	6345	3557	251	10		

RENEWAL & RECREATION PORTFOLIO - APPROVED CAPITAL PROGRAMME 2013/14 - 2ND QUARTER MONITORING					
Capital Scheme/Project	2nd QUARTER 2013/14				Responsible Officer Comments
	Actual to 31.3.13	Approved Estimate July 2013	Actual to 24/9/13	Revised Estimate Nov 2013	
	£'000's	£'000's	£'000's	£'000's	
LIBRARIES & MUSEUMS					
Central Library/Churchill Theatre - chillers and controls	3	457	0	0	In light of recent legislation concerning this type of chiller unit, a brief is being prepared to appoint a suitably qualified advisor to specify options for replacement of these units. The works must be completed by January 2015. £457k rephased into 2014/15.
Orpington library relocation	1852	92	0	92	There are 40K of outstanding commitments leaving a net budget of 50K available. Officers anticipate using this funding for required works to air-handling equipment beyond the scope of the original contract.
Bromley Museum at the The Priory	10	217	64	217	A report on project progress was considered by the Executive Committee in October 2013. As a result, the business case for the project is being reviewed, as a funding gap has been identified.
Penge/Anerley Libraries - 46 Green Lane	0	689	1	689	Works are due to start on site during Spring 2014. The completion date for works is estimated to be May / June 2014.
TOTAL LIBRARIES & MUSEUMS	1865	1455	65	998	
LEISURE TRUST CLIENT - RECREATION					
<u>Leisure Centres</u>					
Biggin Hill Leisure Centre	5082	99	2	99	Currently withholding 100K against cladding defect. Awaiting outcome of independent inspection.
Pavilion Leisure Centre - redevelopment & refurbishment	4882	143	4	143	A number of minor defects have still to be resolved with the main contractor. It may well be the case that another contractor will have to be appointed to correct these defects.
Bromley MyTime Investment Fund	538	36	0	36	Awaiting proposals from Bromley Mytime for Investment Fund 2013/14.
TOTAL LEISURE TRUST CLIENT - RECREATION	10502	278	6	278	
Feasibility Studies - Biggin Hill Heritage Centre	130	1	0	1	
- other	0	10	0	10	
OTHER					
Bromley North Village Public Realm Improvements	569	5008	241	5008	Works are underway. Improvements to East Street are progressing well and are on schedule. A significant problem has been identified with a water main in the High Street. Thames Water to provide estimate and schedule to relay main.
Parks for People	0	50	0	50	Development commenced resulting in a Stage 1 application to the Heritage Lottery Fund's 'Parks for People' grant in August 2013 as per previously agreed timescales.
TOTAL OTHER	699	5069	241	5069	
TOTAL RENEWAL & RECREATION PORTFOLIO	13066	6802	312	6345	

Report No.
DRR/14/012

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: R&R Portfolio Holder for Pre-decision Scrutiny by the R&R PDS Committee

Date: 28th January 2014

Decision Type: Non-Urgent Executive Non-Key

Title: LAND AT SNAG LANE, CUDHAM PROPOSED ARTICLE 4 DIRECTION

Contact Officer: Jim Kehoe, Chief Planner
Tel: 020 8313 4441 E-mail: jim.kehoe@bromley.gov.uk

Chief Officer: Marc Hume, Director of Regeneration & Transformation

Ward: Darwin

1. Reason for report

- 1.1 An area of land to the east of Cudham Lane North and bounded to the east by Snag Lane has recently been purchased by a development company based in Bahrain who have made enquiries regarding the long term possibility of releasing the land for residential development.
 - 1.2 The land comprises approx. 25 acres of agricultural land which has in recent years been used as pasture for grazing. The land is within the Green Belt where there is a presumption against inappropriate development unrelated to agriculture or other uses appropriate to the Green Belt. Although the land is considered to have no development potential in the foreseeable future there is concern that it may be fragmented and sold in the form of small 'leisure plots'. In this way its open, rural character could be eroded by uncontrolled development which would normally not require planning permission.
 - 1.3 It is therefore considered expedient to make an Article 4 Direction to remove certain classes of 'permitted development' as there is concern that sub-division of the land into small plots could undermine the open character and visual amenities of the area due to indiscriminate development including fencing, structures, temporary uses of land, and stationing of caravans.
 - 1.4 The DCC considered this matter at its 7th January 2014 meeting, a copy of the report is attached. The DCC endorsed the making of an Article 4 Direction.
-

2. RECOMMENDATION(S)

2.1 That the Portfolio Holder be recommended to authorise an Article 4 Direction on land between Cudham Lane North and Snag Lane as indicated on the attached plan (Appendix 1) to remove permitted development rights for the following classes of the development.

- (i) erection or construction of gates, fences, walls or other means of enclosure (Class A of Part 2);
- (ii) formation, laying out and construction of means of access...(Class B of Part 2);
- (iii) provision of temporary buildings, etc. (Class A of Part 4);
- (iv) temporary uses of land for any purpose for not more than 28 days per year (Class B of Part 4);
- (v) use of land as a caravan site (Class A of Part 5)

Corporate Policy

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

Financial

1. Cost of proposal: Cannot be quantified at this moment in time
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.689m
 5. Source of funding: 2013/14
-

Staff

1. Number of staff (current and additional): 62 ftes
 2. If from existing staff resources, number of staff hours: 5
-

Legal

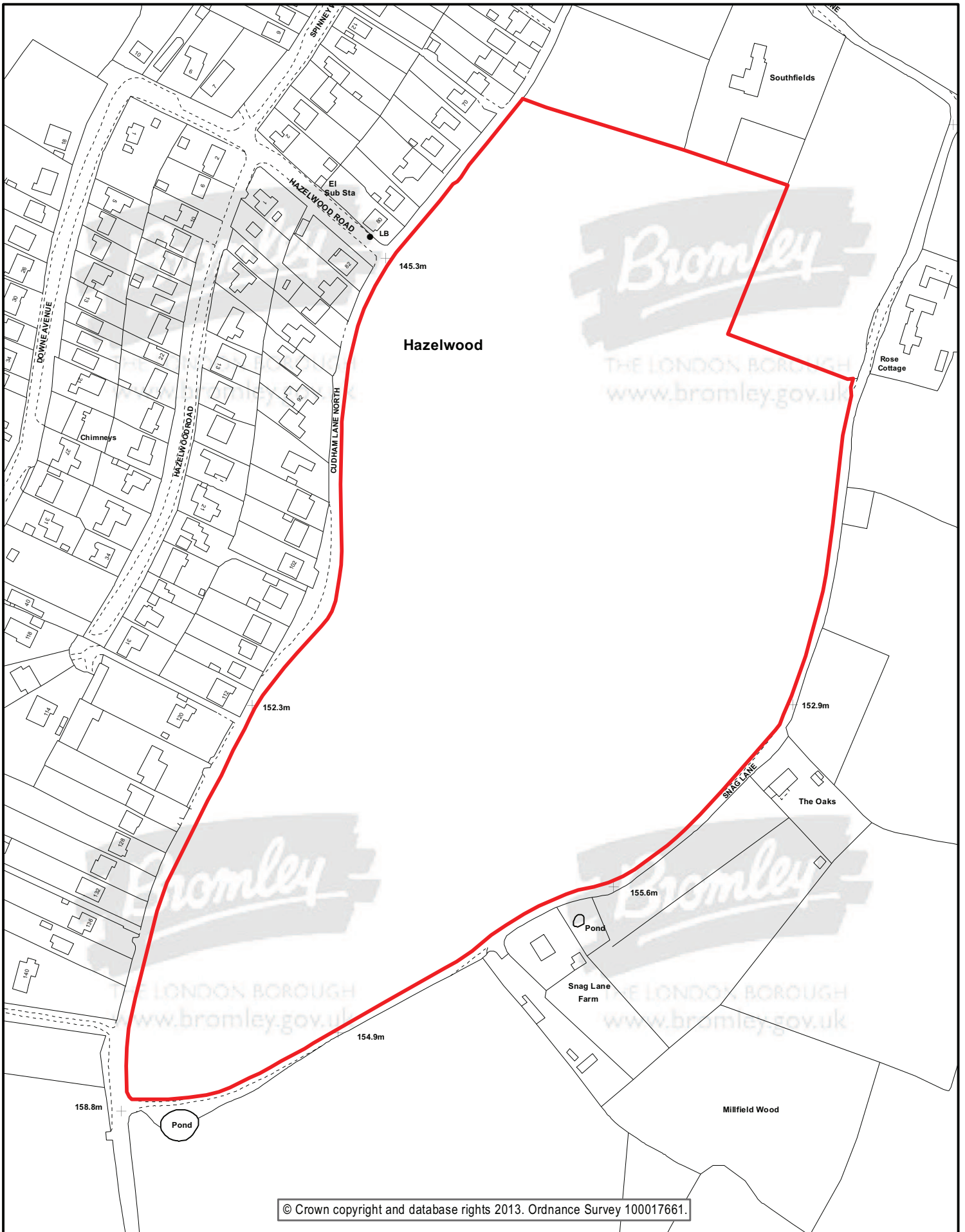
1. Legal Requirement: Non-Statutory - Government Guidance:
 2. Call-in: Not Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): approx. 500
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? The report follows concerns raised by the Ward Member
2. Summary of Ward Councillors comments: N/A



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TOWN PLANNING

**ARTICLE 4 DIRECTION
CONCERNING
LAND AT SNAG LANE,
CUDHAM.**



JIM KEHOE
CHIEF PLANNER,
CIVIC CENTRE, STOCKWELL CLOSE,
BROMLEY, KENT,
BR1 3UH.
Tel: 020 8464 3333

Scale 1:2,500



19/02/13
Page 39

Plan No. 4798

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Report No.
DRR/14/003

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: 7th January 2014

Decision Type: Non-urgent Non-Executive Non-Key

Title: LAND AT SNAG LANE, CUDHAM PROPOSED ARTICLE 4 DIRECTION

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

Chief Officer: Chief Planner

Ward: Darwin

1. Reason for report

- 1.1 An area of land to the east of Cudham Lane North and bounded to the east by Snag Lane has recently been purchased by a development company based in Bahrain who have made enquiries regarding the long term possibility of releasing the land for residential development.
- 1.2 The land comprises approx. 25 acres of agricultural land which has in recent years been used as pasture for grazing. The land is within the Green Belt where there is a presumption against inappropriate development unrelated to agriculture or other uses appropriate to the Green Belt. Although the land is considered to have no development potential in the foreseeable future there is concern that it may be fragmented and sold in the form of small 'leisure plots'. In this way its open, rural character could be eroded by uncontrolled development which would normally not require planning permission.
- 1.3 It is therefore considered expedient to make an Article 4 Direction to remove certain classes of 'permitted development' as there is concern that sub-division of the land into small plots could undermine the open character and visual amenities of the area due to indiscriminate development including fencing, structures, temporary uses of land, and stationing of caravans.

2. RECOMMENDATION(S)

- 2.1 To the Portfolio Holder that an Article 4 Direction be made on land Between Cudham Lane North and Snag Lane as indicated on the attached plan (Appendix 1) to remove permitted development rights for the following classes of development:
- (i) erection or construction of gates, fences, walls or other means of enclosure (Class A of Part 2);
 - (ii) formation, laying out and construction of means of access ... (Class B of Part 2);
 - (iii) provision of temporary buildings, etc. (Class A of Part 4);
 - (iv) temporary uses of land for any purpose for not more than 28 days per year (Class B of Part 4);
 - (v) use of land as a caravan site (Class A of Part 5)

Corporate Policy

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

Financial

1. Cost of proposal: Cannot be quantified at this moment in time
 2. Ongoing costs: Non-Recurring Cost
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.618m
 5. Source of funding: existing revenue budget 2013/14
-

Staff

1. Number of staff (current and additional): 64 ftes
 2. If from existing staff resources, number of staff hours: 5
-

Legal

1. Non-Statutory - Government Guidance
 2. Call-in: Not Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): approx..500
householders in surrounding area
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? The Report follows concerns raised by the Ward Member
2. Summary of Ward Councillors comments: n/a

3. COMMENTARY

- 3.1 The land at Snag Lane comprises 25 acres of pasture on the east side of Cudham Lane North as indicated on the attached plan (Appendix 1). The land is within the Green Belt and retains its open, rural character. The small residential enclave around Hazelwood lies to the west of Cudham Lane but the character of the surrounding area is otherwise open countryside predominantly in agricultural use.
- 3.2 In early 2013 part of the land was offered for sale and purchased by a development holding company based in Bahrain. It acquired the land as a long term property investment and enquired about the possibility of residential development. Given the location within the Green belt and the general presumption against inappropriate development the company were advised that there was very little prospect of the land being released for development in the medium to long term.
- 3.3 As the land has very limited potential for new development there are local concerns that a development company may decide to sell the land as small 'leisure plots' for a variety of inappropriate uses or forms of development which do not require planning permission. In other parts of the Borough where similar threats have arisen – such as Shire lane and Keston Fruit Farm - Directions have been made under Article 4 of the GPDO to remove permitted development rights for certain classes of development which would otherwise not require permission but could erode the rural character and openness of the countryside. Article 4 Directions have also been in place at Walden's Farm and Layhams Road for many years and have had some positive impact in preventing the erosion of amenity.
- 3.4 The land at Snag Lane forms part of an extensive area of open countryside within the Green Belt, which serves an important Green Belt function in maintaining its open character and preventing the coalescence of adjoining settlements. It has considerable landscape value and is at present largely devoid of urban intrusion, other than several isolated dwellings and farm buildings. The land has in the past been used for grazing and generally retains its open character.
- 3.5 Sub-division into small plots threatens to undermine the character and appearance of the landscape by the erection of fencing, structures, temporary uses of land and other forms of development which would otherwise be permitted development under the General Permitted Development Order, over which the Council would otherwise have no control.
- 3.6 The land is visible from the wide surrounding area including Cudham Lane North and Snag Lane. It makes a significant contribution to the openness of the Green Belt and its appearance and character could be materially harmed by unrestricted development which would normally fall beyond the scope of planning control. Although some uses such as grazing or allotments may not involve development and would be appropriate in the Green Belt, any form of residential development on the land would be contrary to the policies of the adopted UDP. There are no proposals to release this Green Belt land for development.
- 3.7 The specified classes of permitted development for which it would be appropriate to bring within planning control at Snag Lane are considered to be:
- (i) Erection or construction of gates, fences walls or other means of enclosure (Class A of Part 2);
 - (ii) Formation, laying out and construction of a means of access ... (Class B of Part 2);
 - (iii) Provision of temporary buildings, etc. (Class A of Part 4);
 - (iv) Use of land for any purpose for not more than 28 days per year (Class B of Part 4);

(v) Use of land as a caravan site ... (Class A of Part 5).

3.8 Development which would normally be permitted under Part 6 (“agricultural permitted development”) may also potentially threaten the protection of the land. This would include the erection of agricultural buildings, engineering operations, excavations and provision of hard surfaces for the purposes of agriculture. However, as the lawful use of the land remains agriculture which is an appropriate Green Belt use, it is considered that the provisions for prior notification for agricultural buildings and related development provide sufficient control.

4. COMPENSATION

4.1 Local Planning authorities are liable to pay compensation to landowners who would have been able to develop under the PD rights that an Article 4 Direction withdraws, if they:

- Refuse planning permission for development which would have been permitted development if it were not for an Article 4 Direction; or
- Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 Direction being in place.

4.2 Compensation may be claimed for *abortive expenditure* or other loss or damage *directly* attributable to the withdrawal of PD rights.

4.3 ‘Abortive expenditure’ includes works out under the PD rights before they were removed, as well as the preparation of plans for the purposes of any work. The amounts involved under this may be modest but could accumulate over time and become burdensome

4.4 Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.

4.5 In this case, the immediate withdrawal of permitted development rights could attract claims. The risk of numerous claims is not assessed as high, based on the minimal amount of development to date. The Direction with immediate effect is recommended so as to prevent damage to the landscape and Green Belt objectives, in response to a specific incident. It is difficult to be precise about the scale of possible compensation but it is in proportion to the type of Permitted Development rights that are withdrawn. In this instance, these are the rights set out in paragraph 3.10 above, which we can indicate are relatively low in value when compared with other forms of development. This risk should also be considered against the possible damage to the planning objectives for the landscape and Green Belt.

5. POLICY IMPLICATIONS

5.1 The strategic objectives of the UDP, adopted in July 2006, include: “To protect, promote, enhance and actively manage the natural environment, landscape and biodiversity of the Borough. Also: “To protect the Green Belt, ... from inappropriate development ...”. The making of an Article 4(1) direction is consistent with those objectives.

6. FINANCIAL IMPLICATIONS

- 6.1 As referred to above, the withdrawal of permitted development rights for certain classes of development as a result of issuing an immediate Article 4 Direction, may give rise to claims for compensation by land owners in certain circumstances, for example in the event of planning permission being refused for development which would otherwise not require permission. To attract a claim for compensation the application for permission must be made before the end of 12 months beginning with the date on which the Direction takes effect.
- 6.2 At this moment in time, it is not possible to quantify the number or value of claims that may be submitted for compensation, however planning officers consider there to be a low risk of numerous claims being submitted based on the minimal amount of development to date.
- 6.3 It is possible to avoid a claim for compensation by giving the prescribed notice of not less than 12 months of the withdrawal of the permitted development rights.

7. LEGAL IMPLICATIONS

- 7.1 There are two categories of Article 4 directions which are relevant in this case.
- 7.2 The first category is for directions which are able to take effect from the time they are made by the local planning authority but which lapse after six months if not confirmed by the Council. This category extends to directions relating only to development permitted by any of Parts 1 to 4 or Part 31 of Schedule 2, if the local planning authority consider the development would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area. Therefore this direction only relates to para 3.7 (i) – (iv).
- 7.3 The second relevant Article 4 category is for directions which can only take effect after notice has been given of the making of the direction and the Council has considered any representations received.. This direction relates to para 3.7 (v)

8. PERSONNEL IMPLICATIONS

- 8.1 Making an Article 4 Direction is likely to give rise to the submission of additional planning applications and appeals, having regard to the potential number of plots and the way in which they are marketed. The workload implications are difficult to predict but it is anticipated that the additional work involved may amount to 2-3 additional applications and 1-2 appeals per year which could be accommodated within existing staffing levels.

Non-Applicable Sections:	
Background Documents: (Access via Contact Officer)	

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**MINUTE FROM THE DEVELOPMENT CONTROL COMMITTEE MEETING
HELD ON 7 JANUARY 2014**

**40 LAND AT SNAG LANE, CUDHAM PROPOSED ARTICLE 4
DIRECTION**

Report DRR 14/003

Members considered whether the Portfolio Holder for Renewal and Recreation be requested to confirm the making of an Article 4 Direction to remove certain classes of permitted development from an area of land between Cudham Lane North and Snag Lane as there was concern that subdivision of this land into small plots could undermine the open character and visual amenities of the area due to indiscriminate development including fencing, structures, temporary uses of land and stationing of caravans.

Councillor Scoates welcomed the implementation of the Direction as a significant amount of land banks were currently buying up agricultural ground then partitioning the land to sell as individual plots. He moved in favour of the recommendations.

Referring to a similar problem in regard to the partitioning of cemetery ground located adjacent to her Ward, Councillor Mrs Manning seconded the motion on the grounds that open land should remain so.

It was reported that a letter in support of the recommendations had been received from the Green Street Green Village Society.

RESOLVED that the Portfolio Holder for Renewal and Recreation be recommended to confirm that an Article 4 Direction be made on land between Cudham Lane North and Snag Lane to remove permitted development rights for the following classes of development:

- (i) erection or construction of gates, fences, walls or other means of enclosure (Class A or Part 2);**
- (ii) formation, laying out and construction of means of access (Class B of Part 2);**
- (iii) provision of temporary buildings, etc (Class A of Part 4);**
- (iv) temporary uses of land for any purpose for not more than 28 days per year (Class B of Part 4); and**
- (v) use of land as a caravan site (Class A of Part 5).**

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Report No.
DRR/14/011

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: R&R Portfolio Holder for Pre-decision Scrutiny by the R&R PDS Committee

Date: 28th January 2014

Decision Type: Non-Urgent Executive Non-Key

Title: ARTICLE 4 DIRECTION – STATION SQUARE, PETTS WOOD

Contact Officer: Jim Kehoe, Chief Planner
Tel: 020 8313 4441 E-mail: jim.kehoe@bromley.gov.uk

Chief Officer: Marc Hume, Director of Regeneration & Transformation

Ward: Petts Wood and Knoll;

1. Reason for report

Members are asked to consider whether to agree an Article 4 Direction to restrict specific permitted development rights for commercial frontages and forecourts in Station Square, Petts Wood in order to preserve the character of the Station Square conservation area, by allowing the Council to consider each proposal on its merits. If an Article 4 Direction is served, the Council may be liable to pay compensation to applicants in certain circumstances – this needs to be balanced against the potential harm to the conservation area caused by a possible proliferation of proposals.

The DCC considered this matter at its 7th January 2014 meeting, a copy of the report is attached. The DCC endorsed the making of an Article 4 Direction.

2. **RECOMMENDATION(S)**

That the Portfolio Holder be recommended to authorise a non-immediate (12 month) Article 4 Direction withdrawing permitted development rights in Station Square, Petts Wood, Conservation Area in respect of the following Parts of the Town and Country Planning (General Permitted Development) Order 1995 (as amended):

Part 2, Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Part 4, Class B: Temporary uses and moveable structures associated with such uses.

Corporate Policy

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

Financial

1. Cost of proposal: Estimated Cost: Cannot be quantified at this moment in time
 2. Ongoing costs: Recurring Cost Not Applicable:
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.689m
 5. Source of funding: Existing revenue budget 2013/14
-

Staff

1. Number of staff (current and additional): 62 ftes
 2. If from existing staff resources, number of staff hours: 4
-

Legal

1. Legal Requirement: Statutory Requirement:
 2. Call-in: 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? Yes
2. Summary of Ward Councillors comments: Support making Article 4 Direction as proposed.

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TOWN PLANNING

**ARTICLE 4 DIRECTION
CONCERNING
STATION SQUARE,
PETTS WOOD, ORPINGTON.**



JIM KEHOE
CHIEF PLANNER,
CIVIC CENTRE, STOCKWELL CLOSE,
BROMLEY, KENT,
BR1 3UH.
Tel: 020 8464 3333

Scale 1:1,250



17/02/13
Page 55

Plan No. 4795

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Report No.
 DRR14/005

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Tuesday 7 January 2014

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

Title: ARTICLE 4 DIRECTION - STATION SQUARE, PETTS WOOD

Contact Officer: Tim Horsman, Deputy Development Control Manager (East)
 Tel: 020 8313 4956 E-mail: Tim.Horsman@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Petts Wood and Knoll;

1. Reason for report

Members are asked to consider whether to agree an Article 4 Direction to restrict specific permitted development rights for commercial frontages and forecourts in Station Square, Petts Wood in order to preserve the character of the Station Square conservation area by allowing the Council to consider each proposal on its merits. If an Article 4 Direction is served, the Council may be liable to pay compensation to applicants in certain circumstances – this needs to be balanced against the potential harm to the conservation area caused by a possible proliferation of proposals.

2. **RECOMMENDATION(S)**

Members are invited to consider whether the portfolio holder should be requested to confirm a non-immediate (12 month) Article 4 Direction withdrawing permitted development rights in Station Square, Petts Wood, Conservation Area in respect of the following Parts of the Town and Country Planning (General Permitted Development) Order 1995 (as amended):

Part 2, Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Part 4, Class B: Temporary uses and moveable structures associated with such uses

Corporate Policy

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

Financial

1. Cost of proposal: Estimated Cost: Cannot be quantified at this moment in time
 2. Ongoing costs: Recurring Cost: N/A
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.689m
 5. Source of funding: Existing revenue budget 2013/14
-

Staff

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

Legal

1. Legal Requirement: Statutory Requirement:
 2. Call-in: 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? Yes
2. Summary of Ward Councillors comments: Support making Article 4 Direction as proposed

3. COMMENTARY

- 3.1 The Town and Country Planning (General Permitted Development) Order 1995 (as amended) [the GPDO] provides permitted development rights to carry out development without the need for planning permission in a variety of circumstances.
- 3.2 In the case of shops and other commercial premises in Station Square, the rights currently granted by Part 2 of the GPDO set out above would allow boundary enclosures potentially up to 2 metres in height (up to 1 metre adjacent to a highway). The rights granted by Part 4 would allow temporary uses and moveable structures in connection with such uses. It should be noted that Part 4 does not apply to land within the curtilage of a building, so in practice could not be widely used within the area concerned, as shop forecourts would not normally benefit from this Part. Some permitted development allowed under these Classes could have an adverse impact on the character and appearance of Station Square.
- 3.3 Article 4 of the GDPO allows for the making of a direction that can withdraw specified permitted development rights. This does not completely prevent the development to which it applies but instead requires that planning permission is first obtained from the Local Planning Authority for that development.
- 3.4 Guidance issued by DCLG in November 2010 advises that local planning authorities should consider making Article 4 Directions only in those exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity. In deciding whether an Article 4 would be appropriate, LPAs should ... “identify clearly the potential harm that the direction is intended to address” and may want consider whether the exercise (by property owners) of permitted development rights would “...undermine the visual amenity of the area or damage the historic environment”.
- 3.5 In procedural terms there are two main types of article 4:
- non-immediate direction (permitted development rights are only withdrawn, normally after 12 months, upon confirmation of the direction by the local authority following local consultation); and
 - immediate directions (where permitted rights are withdrawn with immediate effect, but must be confirmed by the LPA following local consultation within 6 months, or else the direction will lapse).
- 3.6 Article 4 Directions cannot be applied retrospectively to development undertaken before a direction comes into force and any planning application required as a consequence of an Article 4 Direction is exempt from the usual planning application fee.
- 3.7 In this instance it is suggested that Members consider a non-immediate Direction for which compensation is not payable to those affected. This would take effect after 12 months
- 3.8 If Members do instead wish to consider an immediate Direction, there are circumstances where LPAs may be liable to pay compensation in relation to immediate Directions, although the potential liability is limited in many cases by the time limits that apply. Compensation may be payable to those whose permitted development rights have been withdrawn if the Local Planning Authority:
- refuse planning permission for development which would have been permitted development if it were not for an article 4 direction; or
 - grant planning permission subject to more limiting conditions than the GDPO would normally allow as a result of article 4 direction being in place.

- 3.9 Compensation may be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. Under section 107 of the TCPA 1990 this could include ‘...any expenditure incurred in the preparation of plans for the purposes of any work, or upon other similar matters preparatory to it...’ It could also include any loss of value although this can be difficult to calculate.
- 3.10 In Bromley Borough, Article 4 Directions have been in place in conservation areas such as Alexandra Cottages since 2004, Chancery Lane since 1984, and Barnmead Road since 1992. These cover a wide range of possible alterations to the fronts of residential properties, including the installation of roof lights (specifically in Alexandra Cottages). The intention of each direction has been to safeguard the character of the conservation area. Whilst the detail of regulations and procedure have changed over the years it should be noted that no compensation claims were made in respect of any of these article 4 directions – nor did they lead to a proliferation of requests for directions in other conservation areas. There has been some increase in workload arising from applications for proposals (such as window replacements) that did not previously require planning permission.
- 3.11 Members should also be aware that in respect of the placing of moveable structures (such as chairs, tables, umbrellas and potentially gazebos and marquees), if these were used in connection with the existing lawful use of the premises, depending on their permanence, they would not be development requiring planning permission and would fall outside of planning control, including an Article 4 Direction. With the exception of boundary enclosures (which an Article 4 Direction could cover), other permanent development to the front of buildings in the Square would normally require planning permission irrespective of whether an Article 4 Direction is in place.
- 3.12 An Article 4 Direction could have the benefit of preventing insensitive use of permitted development rights to the frontage of properties that could harm the special character and appearance of the Station Square Conservation Area and Members are therefore asked to consider whether to agree an Article 4 Direction for the limited Parts of the GPDO that apply to forecourts and frontages of commercial premises in Station Square as set out above.

4. FINANCIAL IMPLICATIONS

- 4.1 As referred to above, the withdrawal of permitted rights for certain classes of development as a result of issuing an immediate Article 4 Direction may give rise to claims for compensation by landowners in certain circumstances.

5. 4.2 By issuing a 12 month non-immediate Direction under Article 4, it is unlikely that any compensation claims will be payable. LEGAL IMPLICATIONS

- 5.1 Article 4 of the GPDO 1995 (as amended) allows LPAs to withdraw specified permitted development rights for specified sites within their areas.

6. PERSONNEL IMPLICATIONS

- 6.1 There is a possible minor increase in workload arising from Article 4 directions with no increase in fee income.

Non-Applicable Sections:	Policy Implications
Background Documents: (Access via Contact Officer)	Station Square, Petts Wood Conservation Area Supplementary Planning Guidance; Town and Country Planning (General Permitted Development) Order 1995 (as amended)

**Relevant Extracts from the Town and Country Planning (General Permitted Development)
Order 1995 (as amended)**

**Part 2 – Minor Operations
Class A**

Permitted development

A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development not permitted

A.1. Development is not permitted by Class A if—

(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level;

(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—
(i) for a school, two metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than one metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;

(ii) in any other case, one metre above ground level;

(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level;

(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in subparagraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater;
or

(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.

**Part 4 – Temporary Buildings and Uses
Class B**

Permitted development

B. The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes referred to in paragraph B.2, and the provision on the land of any moveable structure for the purposes of the permitted use.

Development not permitted

B.1. Development is not permitted by Class B if—

(a) the land in question is a building or is within the curtilage of a building,

(b) the use of the land is for a caravan site,

(c) the land is, or is within, a site of special scientific interest and the use of the land is for—

(i) a purpose referred to in paragraph B.2(b) or other motor sports;

(ii) clay pigeon shooting; or

(iii) any war game,

Or (d) the use of the land is for the display of an advertisement.

Interpretation of Class B

B.2. The purposes mentioned in Class B above are—

(a) the holding of a market;

(b) motor car and motorcycle racing including trials of speed, and practising for these activities.

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**MINUTE FROM THE DEVELOPMENT CONTROL COMMITTEE MEETING HELD ON
7 JANUARY 2014**

39 ARTICLE 4 DIRECTION - STATION SQUARE, PETTS WOOD

Report DRR 14/005

Members considered whether the Portfolio Holder for Renewal and Recreation be requested to confirm the making of a 'non-immediate' (12 month) Article 4 Direction to restrict specific permitted development rights for commercial frontages and forecourts in Station Square, Petts Wood in order to preserve the character of the Station Square conservation area by allowing the Council to consider each proposal on its merits.

A map outlining the area concerned was circulated to Members.

Councillor Fawthrop thanked the Chairman for allowing the report to be considered by Members and also thanked the Deputy Development Control Manager for providing the report. He informed Members that the recommendations set out in the report were supported by all three Ward Councillors. Councillor Fawthrop drew attention to the implementation of a 12 month delay before the Direction came into effect. He moved in favour of the recommendations as he wished to protect the visual amenity and historical value of the area under consideration.

Councillor Auld reported that during recent years, a number of businesses in the area had proceeded to erect boundary walls which had caused problems that were difficult to resolve. He seconded the motion in favour of the recommendations.

RESOLVED that the Portfolio Holder for Renewal and Recreation be recommended to confirm a non-immediate (12 month) Article 4 Direction withdrawing permitted development rights in Station Square, Petts Wood, Conservation Area in respect of the following Parts of the Town and Country Planning (General Permitted Development) Order 1995 (as amended):

- (i) Part 2 Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure; and**
- (ii) Part 4, Class B: Temporary uses and moveable structures associated with such uses.**

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Report No.
DRR/14/013

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: R&R Portfolio Holder for Pre-decision Scrutiny by the R&R PDS Committee

Date: 28th January 2014

Decision Type: Non-Urgent Executive Non-Key

Title: **CHANGE OF USE FROM OFFICES TO RESIDENTIAL IN PARTS OF BROMLEY TOWN CENTRE – PROPOSED NON-IMMEDIATE ARTICLE 4 DIRECTION**

Contact Officer: Jim Kehoe, Chief Planner
Tel; 020 8313 4441 E-mail: jim.kehoe@bromley.gov.uk

Chief Officer: Marc Hume, Director of Regeneration & Transformation

Ward: Bromley Town

1. Reason for report

- 1.1 This report recommends that the Council makes a non-immediate Article 4 Direction to withdraw the permitted development right of change of use from office to residential. This Direction would apply to the Business Improvement Areas, as shown in the Area Action Plan and nearby areas within a short distance of Bromley North and South Station, Appendix One. It is recommended that the Direction would be made in the near future. It would then come into force at least 12 months thereafter, all subject to confirmation by the Executive (Portfolio Holder) and taking account of representations received. The risk of compensation being payable using the non-immediate Direction is low. The cost of compensation under the immediate Direction procedure could be prohibitive.
 - 1.2 The area selected for the Direction is a prime area for offices and this is reflected in its AAP designation and in the analysis of DTZ in their 2012 report on employment and commerce in the Borough. It is expedient to restrict the change of use from offices to residential in this area in order to avoid harmful impacts upon economic development.
 - 1.3 The DCC considered this matter at its 8th October 2013 Special meeting, a copy of the report is attached. The DCC endorsed the making of an Article 4 Direction.
-

2. **RECOMMENDATION(S)**

That the Portfolio Holder be recommended to authorise the making of a 'non immediate' Article 4 Direction on the basis that it is expedient to restrict the Change of Use from Offices to Residential in parts of Bromley Town Centre in the terms described in the report.

Corporate Policy

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

Financial

1. Cost of proposal: No Cost:
 2. Ongoing costs: A small increase in planning applications, for which no fee is payable, is expected.
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.689m
 5. Source of funding: Existing Revenue Budget 2013/14
-

Staff

1. Number of staff (current and additional): 62 ftes (excluding Building Control, Land Charges)
 2. If from existing staff resources, number of staff hours: 30
-

Legal

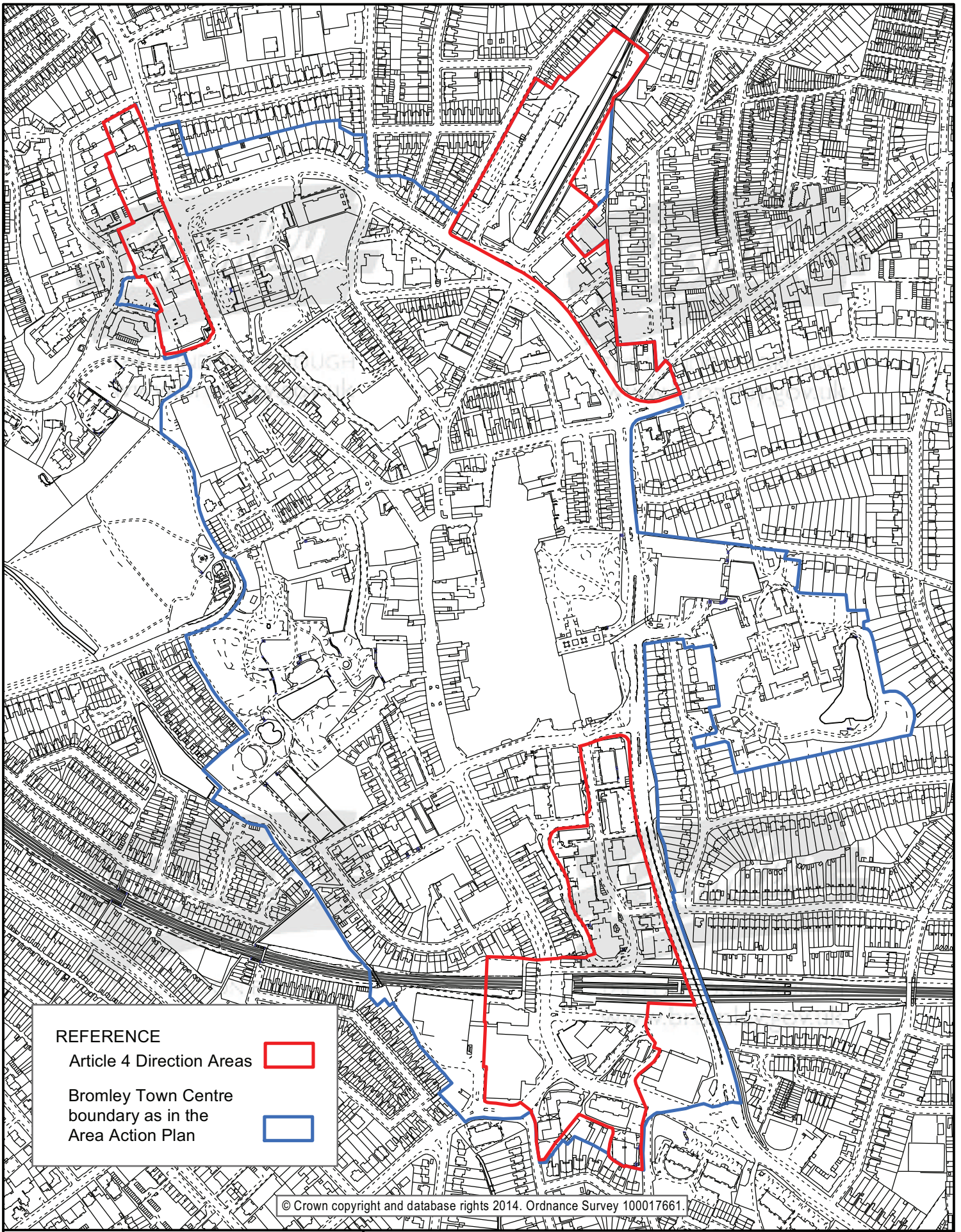
1. Legal Requirement: Non-Statutory - Government Guidance:
 2. Call-in: Not Applicable: Further Details – Portfolio Decision
-



Customer Impact

1. Estimated number of users/beneficiaries (current and projected): about 50 householders nearby, also the general public visiting the locality.
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? An update will be provided.
2. Summary of Ward Councillors comments: An update will be provided.



REFERENCE
 Article 4 Direction Areas 
 Bromley Town Centre boundary as in the Area Action Plan 

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TOWN PLANNING



JIM KEHOE
 CHIEF PLANNER,
 CIVIC CENTRE, STOCKWELL CLOSE,
 BROMLEY, KENT,
 BR1 3UH.
 Tel: 020 8464 3333

**ARTICLE 4 DIRECTION
 CONCERNING
 LAND AT
 BROMLEY TOWN CENTRE.**

Scale 1:6,000



16/01/14 Page 67 Plan No. 4825

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Decision Maker: Development Control Committee

Date: 8th October 2013

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

Title: CHANGE OF USE FROM OFFICES TO RESIDENTIAL IN PARTS OF BROMLEY TOWN CENTRE – PROPOSED NON-IMMEDIATE ARTICLE 4 DIRECTION

Contact Officer: Jim Kehoe, Chief Planner
Tel: 020 8313 4441 E-mail: jim.kehoe@bromley.gov.uk

Chief Officer: Marc Hume, Director of Regeneration & Transformation

Ward: Bromley Town

1. Reason for report

- 1.1 This report recommends that the Council makes a non-immediate Article 4 Direction to withdraw the permitted development right for change of use from office to residential. This Direction would apply to the Business Improvement Areas, as shown in the Area Action Plan and nearby areas within a short distance of Bromley North and South Station, Appendix One. It is recommended that the Direction would be made in the near future. It would then come into force at least 12 months thereafter, all subject to confirmation by the Executive (Portfolio Holder) and taking account of representations received. The risk of compensation being payable using the non-immediate Direction is low. The cost of compensation under the immediate Direction procedure could be prohibitive.
- 1.2 The area selected for the Direction is a prime area for offices and this is reflected in its AAP designation and in the analysis of DTZ in their 2012 report on employment and commerce in the Borough. It is expedient to restrict the change of use from offices to residential in this area in order to avoid harmful impacts upon economic development.

2. **RECOMMENDATION(S)**

- 2.1 That Members endorse the making of a 'non immediate' Article 4 Direction on the basis that it is expedient to restrict the Change of Use from Offices to Residential in parts of Bromley Town Centre in the terms described in the report.
- 2.2 That Members refer the matter to the R&R PDS Committee and the Portfolio Holder for Renewal and Recreation to authorise the making of the Direction.

Corporate Policy

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

Financial

1. Cost of proposal: No Cost:
 2. Ongoing costs: A small increase in planning applications, for which no fee is payable, is expected.
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.618 m
 5. Source of funding: Existing Revenue Budget 2013/2014
-

Staff

1. Number of staff (current and additional): 64 ftes (excluding Building Control, Land Charges)
 2. If from existing staff resources, number of staff hours: 30
-

Legal

1. Legal Requirement: Non-Statutory - Government Guidance
 2. Call-in: Not Applicable: Further Details – Portfolio Decision
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): about 50 householders nearby, also the general public visiting the locality
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? An update will be provided.
2. Summary of Ward Councillors comments: An update will be provided.

3. COMMENTARY

3.1 Background

The Government has amended the General Permitted Development Order (GPDO) to grant new rights to change from office use to residential use. The amended General Permitted Development Order (GPDO) came into force on 30th May 2013 and for a three year period allows office use to change to residential use permanently, subject to a prior approval process.

On 9th May 2013 the Government announced that office-to-residential permitted development rights would not apply to any of the borough, despite the Council submitting an application for areas of Bromley Town Centre, Cray Valley, Biggin Hill and other designated Business Areas, to be exempted from the Government's proposal.

The proposed Article 4 Direction would apply to smaller areas, within Bromley Town Centre, which is a prime area for offices shown in the AAP (2010) as a Business Improvement Area and identified as such by the DTZ (2012) study.

Article 4 Directions allow authorities to withdraw the permitted development rights that would otherwise apply by virtue of the Town and Country Planning (General Permitted Development) Order 1995 as amended (the 'GPDO'). An Article 4 Direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained from the local planning authority for that development.

The current position is that change from office to residential will not require planning permission. Applicants are required to complete a prior approval notification process which covers: significant transport and highway impacts, development in areas of high flood risk, and land contamination. There are three potential outcomes of this process. The Council could determine that prior approval is not required and therefore the development will be allowed to proceed. If the Council decides that prior approval is required, further information on the specific matters will be sought so a proper assessment of the impacts can be made and prior approval can then be given or refused. If prior approval is refused, the applicant could then appeal to the Planning Inspectorate. In most cases in Bromley, prior approval is likely to be required only on the grounds of transport and highways impacts.

Article 4 Directions can be made with immediate effect or to take effect following a period of notice. If that period is at least a year then normally no compensation is payable. This report recommends that the Council issues a non-immediate Article 4 Direction in order to reduce the Council's liability to compensate landowners affected by the removal of permitted development rights. This is discussed further below.

During a 12-month notice period, the office-to-residential permitted development rights would apply. Following this period, this change of use would require a planning application to be submitted to the Council.

The Secretary of State for Communities and Local Government has the power to revoke or modify Article 4 Directions at any time.

3.2 Expediency

The Council may, if it is satisfied that it is expedient, make an Article 4 Direction that development described in any Part, Class or paragraph of Schedule 2 to the GPDO should not be carried out unless permission is granted for it on application. Among the factors to be considered by the Council when determining whether it is satisfied that it is expedient, is relevant government guidance.

Government guidance on the use of Article 4 Directions is set out in the replacement Appendix D to Circular 9/1995, last updated in June 2012.

It states that local planning authorities should consider making Article 4 Directions only in those exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity or the proper planning of the area.

Paragraph 2.2 of Appendix D to the Circular states that *“in deciding whether an article 4 direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address.”*

Paragraph 2.4 of Appendix D of the Circular, states:

“There should be a particularly strong justification for the withdrawal of permitted development rights relating to:

- *Cases where prior approval powers are available to control permitted development”*

As the conditions which apply to Class J development require prior approval a particularly strong justification is required in this case.

Permitted development rights for office to residential, could harm the proper planning of the area as well as local amenity. The harm can be broken down into the following categories, with some impacts being harmful both in terms of proper planning of the area, as well as to the amenity:

Economic impacts:

- Loss of office space
- Job losses
- Loss of capacity to develop additional office space and accommodate future job growth
- Dilution of Bromley Town Centre’s role within London including its role as a Metropolitan Centre

Amenity impacts:

- Impact on surrounding offices if ‘critical mass’ of business floorspace is lost

Although the government rejected the Council’s application for exemption its criteria showed that Bromley Town Centre did have the strongest case within the Borough.

An Article 4 Direction can be made if the Council is satisfied that it is expedient that development should not be carried out unless planning permission is granted on application. In determining whether it is expedient the Council should have regard to material considerations including the advice given in Appendix D to Circular 09/95. As noted the advice given by the Government is that local authorities should only consider making Article 4 Directions in exceptional circumstances. Taking into account all of the above, it is considered that such exceptional circumstances exist in this case.

3.3 Compensation

Local planning authorities are liable to pay compensation to landowners who would have been able to develop under the PD rights that an Article 4 Direction withdraws, if they:

- Refuse planning permission for development which would have been permitted development if it were not for an Article 4 Direction; or
- Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 Direction being in place.

Compensation may be claimed for *abortive expenditure* or other loss or damage *directly* attributable to the withdrawal of PD rights.

'Abortive expenditure' includes works carried out under the PD rights before they were removed, as well as the preparation of plans for the purposes of any work. The amounts involved under this may be modest but could accumulate over time and become burdensome.

Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right. It is considered that the Council's potential liability for compensation would be prohibitive as residential value is significantly higher than offices per m² and there is a large office floorspace in the proposed Direction area.

However, it is unlikely that compensation is payable if the following procedure is followed.

- Notice of withdrawal is given in the prescribed manner including:

not less than 12 months before it takes effect;

Therefore, it is unlikely that compensation is payable if notice is given that the rights will be withdrawn a year later. This is considered to represent the most expedient decision for the Council to take. During the first twelve months, permitted development for change of use from B1 to residential uses would exist, and landowners might take advantage of these rights. However, if the Council were to remove these rights with immediate effect, any refusal of planning permission could result in a prohibitive burden of compensation liability.

4. POLICY IMPLICATIONS

4.1 The proposal supports the AAP policies for offices and Business Improvement Areas.

5. FINANCIAL IMPLICATIONS

5.1 Advice on compensation is set out above. The proposed route for implementation by way of a 12 month non-immediate Article 4 Direction will ensure that compensation claims are avoided. Costs associated with publishing and consulting on the Article 4 Directions will be met from the approved budget.

5.2 If an immediate Article 4 Direction is made, the Council would be exposed to potentially substantial compensation which is considered prohibitive.

5.3 Any applications for planning permission which would have previously been permitted, prior to an Article 4 Direction removing permitted development rights, are entitled to apply for planning permission without paying the usual planning application fees. The Article 4 Direction is therefore likely to lead to an increase in the number of planning applications for which planning

application fees will not be applicable. However, this is not expected to generate many additional applications.

5.4 By issuing a 12 month non-immediate Direction under Article 4, it is unlikely that any compensation claims will be payable.

6. LEGAL IMPLICATIONS

6.1 Article 4 (1) of the GPDO 1995 (amended) allows local Planning Authorities to withdraw certain Permitted Development Rights.

Non-Applicable Sections:	Personnel Implications
Background Documents: (Access via Contact Officer)	Replacement Appendix D to Department of the Environment Circular 9/95: General Development Consolidation Order 1995. DCLG June 2012 L.B. Bromley Retail, Office, Industry and Leisure Study DTZ (2012)

**MINUTE FROM THE DEVELOPMENT CONTROL COMMITTEE MEETING
HELD ON 8 OCTOBER 2013**

**26 CHANGE OF USE FROM OFFICES TO RESIDENTIAL IN PARTS OF
BROMLEY TOWN CENTRE - PROPOSED NON-IMMEDIATE
ARTICLE 4 DIRECTION**

Report DRR 13/124

Members considered a request to endorse the making of a 'non-immediate' Article 4 Direction withdrawing permitted development rights for change of use from office to residential. The Direction would apply to the Business Improvement Areas, as shown in the Area Action Plan and to nearby areas within a short distance of Bromley North and South Stations. It was considered expedient to restrict the change of use in these areas in order to avoid harmful impacts upon economic development.

The Chairman outlined the report and explained that the issue of a non-immediate Article 4 Direction would minimise the risk of compensation claims against the Council. He moved that the Article 4 Direction be endorsed. The motion was seconded by Councillor Jackson.

Councillor Mrs Manning asked what the Council would do if there was a rush for change of use within the 12 month notice period. The Chief Planner responded that where Article 4 Directions were concerned, this was not a risk-free option. An immediate Direction could be issued if later considered necessary.

A revised map of the defined areas within Bromley Town was circulated to Members.

RESOLVED that:-

- 1) the making of a 'non-immediate' Article 4 Direction be endorsed in the terms described in the report, on the basis that it is expedient to restrict the change of use from offices to residential in parts of Bromley Town Centre; and**
- 2) the matter be referred to the Renewal and Recreation PDS Committee and the Portfolio Holder for Renewal and Recreation to authorise the making of the Direction.**

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Report No.
DRR14/014

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: Renewal & Recreation Portfolio Holder

For Pre-Decision Scrutiny by the Renewal and Recreation Policy Development and Scrutiny Committee

Date: Tuesday 28 January 2014

Decision Type: Non-Urgent Executive Non-Key

Title: **BECKENHAM CONSERVATION AREAS**

Contact Officer: Robert Buckley robert.buckley@bromley.gov.uk 02084617532 and Jim Kehoe, Chief Planner jim.kehoe@bromley.gov.uk 02083134441

Chief Officer: Marc Hume, Director of Regeneration and Transformation

Ward: Clock House; Copers Cope; Kelsey and Eden Park;

1. Reason for report

The Beckenham and West Wickham Working Group requested that a study be undertaken into the possibility of conjoining all of the existing conservation areas in Beckenham into one single Beckenham conservation area as shown in Appendix One, Figure 1. However, Members are recommended to authorise consultation on a smaller High Street Conservation Area as shown in Appendix 2.

The DCC considered this matter at its 21 November 2013 meeting, a copy of the report and minutes are attached. The DCC recommendation is:- *To not support the proposed alterations to the Beckenham conservation areas as shown in Appendix One Figure 1 but instead to authorise consultation on a smaller High Street conservation area as shown in Appendix Two as a minimum.*

2. **RECOMMENDATION(S)**

That the Portfolio Holder be recommended to authorise consultation on a High Street conservation area as shown in Appendix Two as a minimum.

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment Vibrant, Thriving Town CentresExcellent Council:
-

Financial

1. Cost of proposal: No Cost:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Regeneration
 4. Total current budget for this head: £313.7k
 5. Source of funding: Existing controllable revenue budget for 2013/14
-

Staff

1. Number of staff (current and additional): 1
 2. If from existing staff resources, number of staff hours: 72
-

Legal

1. Legal Requirement: Non-Statutory - Government Guidance
 2. Call-in: 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: Local Ward Councillors, through their involvement on the West Wickham and Beckenham Working Group, are aware that this report was to be undertaken.

3. COMMENTARY

A report was submitted to Development Control Committee on the 21/11/13 with a recommendation to consider an extension of the High Street Conservation Area as shown in the Appendix 1 rather than a wider area which would have joined all existing conservation areas in Beckenham. The committee accepted this recommendation and resolved that the Council should proceed with a consultation of this High Street area at a minimum.

4. POLICY IMPLICATIONS

See DC report from 21-11-13

5. FINANCIAL IMPLICATIONS

See DC report from 21-11-13

6. LEGAL IMPLICATIONS

See DC report from 21-11-13

7. PERSONNEL IMPLICATIONS

See DC report from 21-11-13

Non-Applicable Sections:	
Background Documents: (Access via Contact Officer)	DC Report 21-11-13 Beckenham Conservation Areas

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Beckenham Town Centre Character and Appearance Assessment

Written by Robert Buckley, Principal Conservation Officer
2013



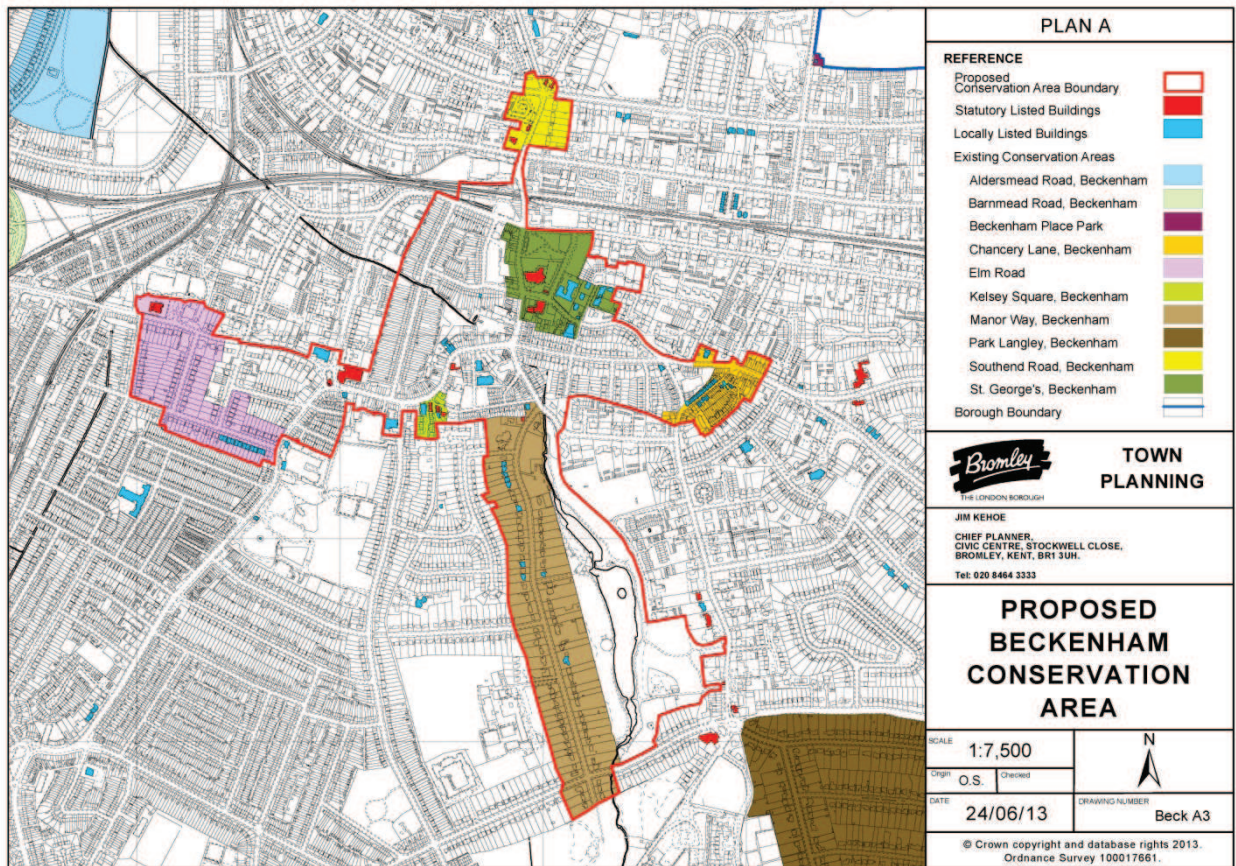


FIG1. Map of proposed conservation area for Beckenham.

Note: The study area for this report is that which is bounded by the red line and existing conservation areas

1. Introduction

Beckenham Town Centre is located in the North East of the London Borough of Bromley and is designated as a District Centre in Unitary Development Plan (Local Plan currently in consultation). A working group was set up to seek improvements in Beckenham and West Wickham. This group, lead by Cllr Michael Tickner, requested this study be undertaken to examine the possibility of increasing conservation area designation in Beckenham.

2. Previous Studies

The entire Northwest of the borough, including Beckenham, was covered by a conservation study in March 2004 by consultants GL Hearn, and the Elm Road conservation area was designated as a result of the findings. The only change to the town centre conservation areas proposed in this study was the eastward extension of the Beckenham St George's conservation area to take in the Victorian houses along Bromley Road. This latter recommendation was not adopted.

3. Policy

Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires all local authorities to identify "areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance" and designate them as Conservation Areas. In considering a conservation area the Council must be sure that the area is of special interest as designation brings with it additional planning controls, control over demolition and the protection of trees. Section 72 of the Act also places a duty on the Council, and other decision makers, to give special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

4. Historical development

Beckenham has a long history as a village and the location of several notable country seats. However, its transition to a town, and then to a suburb have wrought enormous changes in its built fabric that largely define its character today.

The period of transition was relatively rapid. At the beginning of the 19th century, the population of the parish was approximately 1,000, hovering between that of a large village and a small country market town. At that time it had little local autonomy: it was a parish within the county of Kent. Local affairs were overseen by the parish Vestry, as was common in many villages at that time. The population remained steady until the 1840's, after which it doubled or even tripled over each succeeding decade. Autonomous local government began to develop. In 1878, a Beckenham Local Board was formed, which rapidly evolved into an Urban District. By 1901, 26,000 people lived in the parish. In 1935, the council became a Borough, electing its own Mayor, by which time the population was approximately 45,000.

The period of greatest growth and change, from 1860 to 1890, swept away most of the timber framed and clapboard houses that had characterised the village (with the obvious exception of the listed Old George public house that remains in the High Street), and replaced them with the solid architecture of prosperous Victorian urban life.

Beckenham Town Centre's two conservation areas (St. George's and Kelsey Square) are geographically isolated from each other. While both areas are connected with the common history of old Beckenham, they have undergone

separate historical development and have a different character today. They are separated by a section of High Street which has been substantially re-developed in several phases during the 19th and 20th centuries.

Beckenham St. George's is the historic core of the village and then town of Beckenham. As such, it has been occupied by built development for many centuries. Temporal and spiritual power in the form of the Old Manor, the Rectory and the Church were located there. Appropriately, it still contains the focus of the modern town: the banks, the Church, the Public Hall and the primary school. It is largely this collection of institutional, civic and community buildings that establish the character of the conservation area.

The area is a product of the rapid urban changes of the 1880's, during which its finest buildings were constructed on the site of the Old Manor and its grounds. The Old Manor was Beckenham's stepping stone to greater things. The direct pre-cursor of Beckenham Place, the Old Manor and the Lordship of Beckenham were purchased by John Cator in 1773. Although a grand old house, it was not of the style which a newly wealthy country gentleman would find sufficient, and Cator constructed Beckenham Place to replace it shortly thereafter. By 1788 it had passed to the Hoare family, who aggrandised it with land purchased from Lord Gwydir of Kelsey Manor, a property which the Hoares themselves would later own. They sold it in 1881, when it was purchased for the construction of the civic buildings required by the growing town.

5. Existing Conservation Areas

The study area involves linking several existing conservation areas as shown on the map. Each of these areas has specific supplementary planning guidance and are as follows:

Elm Road – late 19th century semi detached housing with church and former technical institute. Designated 2004

Kelsey Square- A small homogenous Victorian development of former estate cottages. Designated 1977

St Georges Beckenham- The historic core of Beckenham centred around St Georges Church, the Public Halls and surrounding Victorian development. Designated 1977

Southend Road, Beckenham- Early Cator Estate development of large Italianate semi detached villas circa 1850 and a 1950s flat block. Designated 1990

Chancery Lane- Small hamlet which predates the suburban expansion of Beckenham. Mainly late 19th century cottages but some older vernacular houses, possibly from 17th century. Designated 1973

Manor Way – Large, mainly detached, detached Arts and Crafts Houses, some by leading architects such as Edward Hooper.

6. Spatial Form

High Street

The study area is centred around the High Street which is the historic core of Beckenham. The High Street stretches from Beckenham Junction station westwards to the Beckenham war memorial. Historic land ownership patterns and topography have led to an unusual meandering layout including a 90 degree turn at the Junction with Manor Road. This area is characterised by narrow urban plots at right angles to the streets mostly with no front sites and predominately terraced development.

Surrounds

Immediately behind the High Street are some terrace Victorian cottages such as those on Stanmore Terrace which have a very urban character and are likely to be coeval with much of the High Street development. Otherwise the development surrounding the high street is far more spacious with plots often having both front and back gardens and semi-detached housing. Such development occurs on roads linking Beckenham with surrounding areas such as along Manor Road towards Bromley and Beckenham Road to the west which leads from Penge. These approach roads were developed in the late 19th century and later interwar development occurred on The Drive, again with spacious residential plots.

In sum, the spatial form has very little planned approach and is more organic in its evolution around a central nucleus.

6. Listed Buildings

Statutory Listed Buildings

3 Southend Road (CA)

3A Southend Road (CA)

24 Southend Road (CA)

Foxgrove Lodge Beckenham Place Park (CA)

St Georges Church (CA)

Alms Houses 1-3 Bromley Road (CA)

Beckenham Public Hall (CA)

George Inn High Street

Coach and Horses Burnhill Road

1-7 Kelsey Square (CA)

Odeon Cinema High Street

Beckenham War Memorial Jct Croydon Road and High Street

Former Technical College 28 Beckenham Road (CA)

4 Manor Way

	
<p>St George's Church (CA)</p>	<p>The George Inn</p>
	
<p>Odeon Cinema and War Memorial</p>	<p>Beckenham Public Hall (CA)</p>

Locally Listed Buildings

- Bromley Road Infant School, Bromley Road (CA)
- 1-6 The Knoll (CA)
- Knoll Lodge The Knoll (CA)
- Beckenham Methodist Church Bromley Road (CA)
- Oakhill Lodge The Knoll (CA)
- Oakhill House (CA)
- 50 Manor Road
- Nos. 6-42 , 9-13, 29-43 Chancery Lane (CA)
- 13 Wickham Road (CA)
- 1-7 Limes Road (CA)
- 24-32 Manor Way (CA)
- Nos. 2, 21, 38, 39, 50, 52 Manor Way (CA)
- Christ Church Fairfield Road
- Christ Church Halls Fairfield Road
- 162-166 High Street
- 157 High Street (CA)
- Kelsey Lodge Kelsey Square (CA)
- St. Edmunds Church Village Way
- Post Office Office 22 Rectory Road
- 5-27 Cedars Road (CA)



7. Building styles and Landmarks

High Street Area

The most important buildings in the central High Street area are already within the St Georges and Kelsey Square conservations but there are some notable exceptions such as the Grade II listed George Inn which dates from the 18th Century, locally listed St Edmunds RC Church in a modern gothic style, the Grade II listed Art Deco Odeon and the Beckenham War Memorial. These last two in particular provide an impressive entrance to the town centre and are significant in both terms of 20th century design and their contribution to Beckenham's social history. Other 20th century buildings of note include the former Burton's shop which has a modernist façade and is currently occupied by Pizza Express at 189 High Street. However some of the interwar shopping parades are of poor quality such as those on the north side of the western extent of the High Street.

Surrounds

The conservation areas of Southend Road, Chancery Lane, Elm Road and Manor Way are the best examples of suburban and hamlet type development. Between The High Street and Chancery Lane is Manor Road which also has two cul de sacs; Manor Grove and Bevington Road. These red brick semi-

detached Victorian houses date from the 1880s and are of a common type in London with detailing most likely replicated from pattern books. Unfortunately many of these houses have lost their front gardens and many have uPVC windows. These changes are less pronounced on the side roads.

To the east of Manor Way conservation area is Kelsey Park which is a formal park laid out in what was the grounds of the former Kelsey Manor. The park is now within the area to be considered for conservation area designation. It should be noted that the park lodge is already included in the Manor Way conservation area.

To the north-west of the High Street is The Drive. These are 1930s semi detached houses of a typical design for this era comprising rough cast rendered facades and curved bay windows. The houses and their gardens have been greatly altered.

Between The War Memorial and the Elm Road conservation area there are some remaining Victorian villas of substantial size with some decorative detailing such as timber porches and brick banding. Many however have been demolished and replaced over the years with modern development which has compromised group value.

North of the St Georges conservation area is Beckenham Junction Railway Station which retains much of its original Victorian character on the platforms, with detailing such as the large and distinctive cast iron canopy brackets, but externally the front site is dominated by car parking and the station appears modest. Northwards towards the Southend Road conservation area are some modern buildings of no real architectural merit although some older remnants remain on the eastern side of the road.

8. Views

There are no views of a planned nature but the organic development and historic nature of the town centre means that glimpse of the various church spires are often visible and some of the better individual buildings on the High Street contribute to some pleasant streetscapes. As previously mentioned views into the High Street area from the west are dominated by the Odeon and the War Memorial.



High Street with no 134 in the foreground.



Southwards out of the St Georges conservation area. Old Police Station in the left foreground and the BT telecom exchange in the background.

9. Conclusion

The best areas within the study area have already been designated as conservation areas and those areas in-between lack the special interest or group value to be worthy of conservation area designation or indeed have undergone such change that they no longer have a coherent architectural quality. Therefore it is recommended that this proposal is not designated as a conservation area.

However, it is considered that a new High Street conservation area may be worthy of investigation to include the western extent of the High Street and joining St Georges and Kelsey Square. Such an area would effectively cover the area from Beckenham Junction station to the War Memorial and perhaps covering significant areas or buildings just off the High Street.

ADDENDUM

Response from English Heritage 27-8-13

Dear Robert

David has asked me, as Historic Places Adviser, to respond on the report on a conservation area extension for Beckenham Town Centre.

The following observations are based on that report, and a brief desk top assessment using GIS historic mapping and street view. I did consult Pevsner, but he would appear unreceptive in respect of the architectural qualities of Beckenham. If you are seeking a more detailed opinion I would be happy to do a walk through of the main areas when you return from Holiday.

I would consider that suggested extension is too widely based and as a result incorporates areas of no great historic or architectural character, or as set out in the report, areas of housing too altered to warrant CA designation. It must be possible to define the special character of the area in architectural and historic terms. This is particularly true of some of the streets of interwar housing. It must also be borne in mind that in designating conservation areas the Council must consider the resources and policies necessary to secure a positive management regime. It may be that larger areas are more positively managed via neighbourhood planning than CA status. If there is a strong lobby for the wider extension, it may be worth exploring the alternative possibility of neighbourhood plans. This would enable positive policies to be put in place but would not require CA designation over the wider area. However this would need to be community driven but could have a positive impact if the capacity and community will exists to undertake such as exercise.

That said there are areas of historic merit here and I would consider that some extension/s may be warranted. In particular, the High Street warrants further investigation (potentially from the High Street/Manor Road Junction as far as the attractive and locally listed Post Office building). The buildings along the High Street, although predominantly late C19th and early C20th, do follow of the historic road layout and are of generally good quality. A number of buildings such as 162 -166, which is locally listed, must be considered of high townscape quality. A more focused CA around the High Street may also facilitate positive shopfront and streetscape policies and SPD guidance. In addition, there may also be smaller extensions to existing CA's which could be justified.

I am sure you have a copy but I have attached a link to CA Appraisal and management guidance which sets out the considerations and possibilities

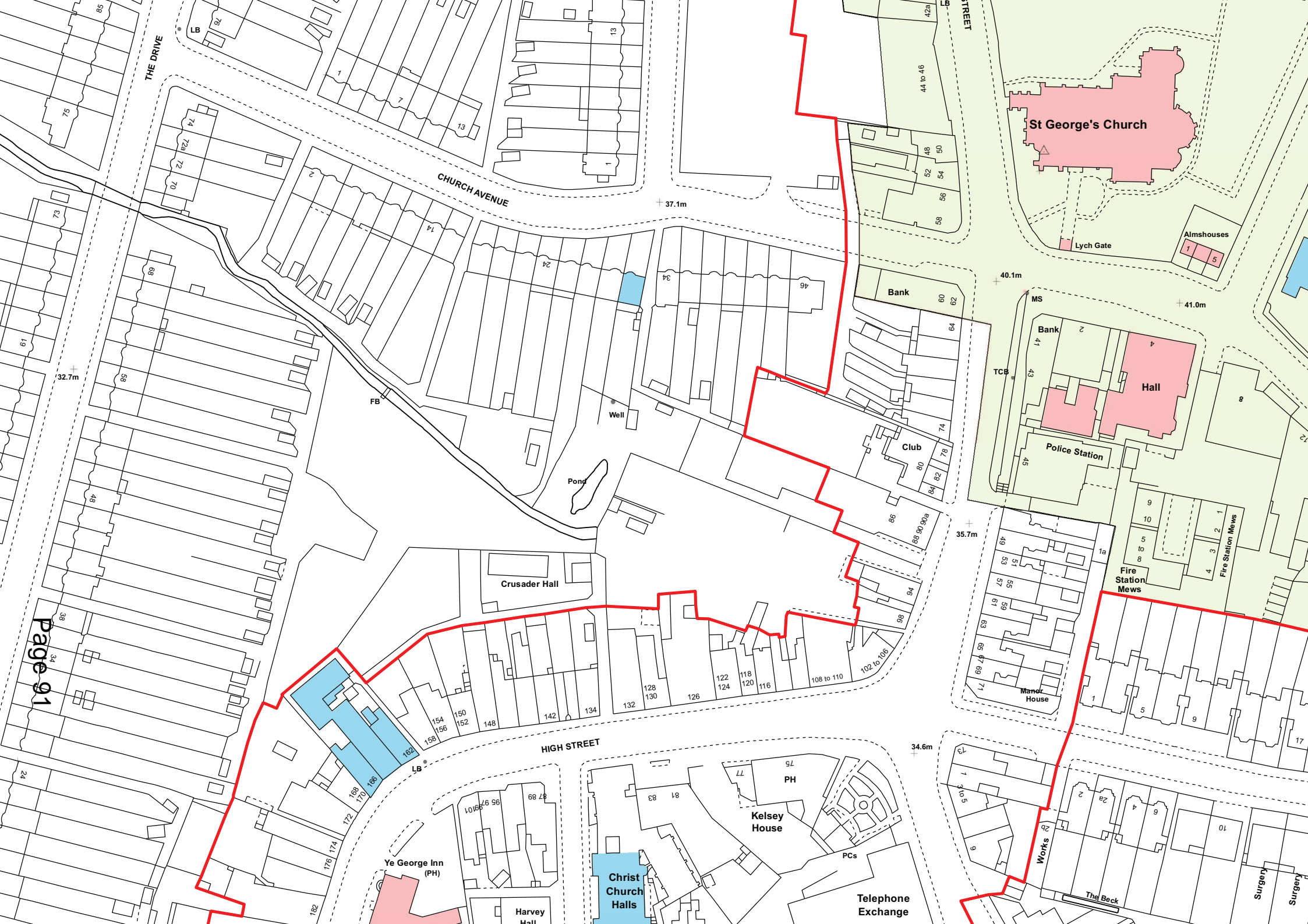
<http://www.english-heritage.org.uk/publications/understanding-place-conservation-area/>

Please give me a call if you wish to discuss further.

***Richard Parish
Historic Places Adviser
Direct line 020 7973 3717
Fax 020 7973 3792***

English Heritage | 1 Waterhouse Square | 138-142 Holborn | London | EC1N 2ST

www.english-heritage.org.uk



THE DRIVE

CHURCH AVENUE

HIGH STREET

St George's Church

Crusader Hall

Christ Church Halls

Kelsey House

Lych Gate

Almshouses

Bank

Hall

Police Station

Fire Station Mews

Fire Station Mews

Manor House

Ye George Inn (PH)

Harvey Hall

Telephone Exchange

Works

The Beck

Surgey

Surgey

32.7m

37.1m

40.1m

41.0m

35.7m

34.6m

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Report No.
DRR13/142

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Thursday 21 November 2013

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

Title: BECKENHAM CONSERVATION AREAS

Contact Officer: Robert Buckley, Principal Conservation Officer
Tel: 020 84617532 E-mail: Robert.Buckley@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Clock House; Copers Cope; Kelsey and Eden Park;

1. Reason for report

The Beckenham and West Wickham Working Group requested that a study be undertaken into the possibility of conjoining all of the existing conservation areas in Beckenham into one single Beckenham conservation area as shown in Appendix One, Figure 1.

2. **RECOMMENDATION(S)**

Members are recommended to not support the proposed alterations to the Beckenham conservation areas as shown in Appendix One Figure 1 but instead to authorise consultation on a smaller High Street conservation area as shown in Appendix Two.

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Excellent Council Quality Environment Vibrant, Thriving Town Centres: Further Details
-

Financial

1. Cost of proposal: No Cost
 2. Ongoing costs: N/A
 3. Budget head/performance centre: Regeneration
 4. Total current budget for this head: £313.7k
 5. Source of funding: Existing controllable revenue budget 2013/14
-

Staff

1. Number of staff (current and additional): 1
 2. If from existing staff resources, number of staff hours: 72
-

Legal

1. Legal Requirement: Non-Statutory - Government Guidance None: Further Details
 2. Call-in: Not Applicable:
-

Customer Impact

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

Ward Councillor Views

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

Local Ward Councillors, through their involvement on the West Wickham and Beckenham Working Group, are aware that this report was to be undertaken

3. COMMENTARY

- 3.1 A Character and Appearance Assessment was undertaken (see Appendix 1). The views of English Heritage were sought and they did not support the proposal. A verbal opinion by Mr David Wood of the Beckenham Civic Society was also given who felt that the proposed conservation area would take in certain areas that lack sufficient interest.
- 3.2 Members are requested to note the contents of the Character and Appearance Assessment and not pursue the proposal further. It is suggested by The Principal Conservation Officer and The Beckenham Civic Society that a smaller High Street based conservation area, stretching from the Beckenham War Memorial to Beckenham Junction Railway Station may be worthy of consideration; a map of this area is attached in Appendix 2. Members are therefore requested to authorise a consultation exercise within this area, the results of which will be reported back to Development Control Committee.

4. POLICY IMPLICATIONS

- 4.1 If a new conservation area designation is adopted it will require a new Conservation Area Statement to be written

5. FINANCIAL IMPLICATIONS

- 5.1 The consultation can be undertaken using existing resources.

Non-Applicable Sections:	Legal, Personnel
Background Documents: (Access via Contact Officer)	Character and Appearance Assessment

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**MINUTE FROM THE DEVELOPMENT CONTROL COMMITTEE MEETING
HELD ON 21 NOVEMBER 2014**

33 BECKENHAM CONSERVATION AREAS

Report DRR13/142

At the request of the Beckenham and West Wickham Working Group, Members considered the possibility of conjoining all existing conservation areas in Beckenham to form one single Beckenham Conservation Area.

Although Councillor Mellor agreed in principle with the review, he could not support it on the basis that if extended, the conjoined conservation areas were likely to include certain sections which lacked sufficient architectural and historical interest which would seriously undermine the ethos of conservation areas. Councillor Mellor therefore moved not to support the recommendation. Councillor Michael agreed and seconded the motion.

Councillor Jackson took a contrary view and commented that conservation areas recognised the spatial standards of building lines and reflected the general feel of an area. The areas under consideration held uniformity and the relationship between them supported the grounds for merging together. For this reason, Councillor Jackson proposed that Members agree to the alterations to the Beckenham Conservation Areas.

Councillor Tickner, Ward Member and Chairman of the Beckenham and West Wickham Working Party, informed the Committee that as there were no legal constraints, it was entirely up to the Council to decide which parts of the Borough were designated as conservation areas. Currently, Beckenham consisted of disjointed conservation areas which could be merged to form one entire area including the High Street. If this was not done, it was possible that inappropriate developments could be constructed in the areas located between the individual conservation areas.

Whilst Councillor Fawthrop agreed with the recommendation, he requested that the words 'as a minimum' be added to the end of the sentence relating to the consultation on a smaller High Street conservation area.

RESOLVED that:-

- 1) Members did not support the proposed alterations to the Beckenham conservation areas; and**
- 2) consultation on a smaller High Street conservation area as a minimum be endorsed.**

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Agenda Item 7

Report No.
FSD14006

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

Date: **28 January 2014**

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

Title: **DRAFT 2014/15 BUDGET**

Contact Officer: Claire Martin, Head of Finance
Tel: 020 8313-4286 E-mail: claire.martin@bromley.gov.uk

Chief Officer: Nigel Davies, Executive Director of Environment and Community Services
Marc Hume, Director of Regeneration and Transformation

Ward: Boroughwide

1. Reason for report

- 1.1 The prime purpose of this report is to consider the Portfolio Holder's Draft 2014/15 Budget which incorporates future cost pressures and initial draft budget saving options which were reported to Executive on 15 January 2014. Members are requested to consider the initial draft budget savings proposed and also identify any further action that might be taken to reduce cost pressures facing the Council over the next four years.
- 1.2 Executive are requesting that each PDS Committee consider the proposed initial draft budget savings and cost pressures for their Portfolio and the views of each PDS Committee be reported back to the next meeting of the Executive, prior to the Executive making recommendations to Council on 2014/15 Council Tax levels.
- 1.3 There are still outstanding issues and areas of uncertainty remaining. Any further updates will be included in the 2014/15 Council Tax report to the next meeting of the Executive.

2. **RECOMMENDATION(S)**

The PDS Committee are requested to:

- (a) Consider the update on the financial forecast for 2015/16 to 2017/18;
- (b) Consider the initial draft saving options proposed by the Executive for 2014/15.
- (c) Consider the initial draft 2014/15 Budget as a basis for setting the 2014/15 Budget;
- (d) Provide comments on the initial draft 2014/15 Budget for the February meeting of the Executive.

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: Renewal and Recreation Portfolio Budgets
 4. Total current budget for this head: £13.2m
 5. Source of funding: Draft revenue budget for 2014/15
-

Staff

1. Number of staff (current and additional): full details will be available with the Council's 2014/15 Financial Control Budget published in March 2014
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory requirement.

The statutory duties relating to financial reporting are covered within the Local Government Act 1972; the Local Government Finance Act 1998; the Accounts and Audit Regulations 1996; the Local Government Act 2000; and the Local Government Act 2002.

2. Call-in: Call-in is not applicable.
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
 2. The 2014/15 budget reflects the financial impact of the Council's strategies, service plans etc which impact on all of the Council's customers (including council tax payers) and users of the services.
-

Ward Councillor Views

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

3. COMMENTARY

Approach to Budgeting, Financial Context and Economic Situation which can impact on public finances

- 3.1 The overall approach to budgeting as well as an update on the economic situation were reported to the previous meeting of the Executive in sections 3 and 4 of the "Update on Council's Financial Strategy 2014/15 to 2017/18" report. Economic growth has returned and the UK is now seeing a faster increase in economic activity than most of the Eurozone. However, the Budget Strategy has to be set within the context of a reducing resource base, with Government funding reductions, in reality, continuing until beyond 2020 – the ongoing need to reduce the size and shape of the organisation to secure priority outcomes within the resources available. Members will need to consider decisions now that can have a significant impact on the future years' financial position which ultimately will help to protect key services.
- 3.2 The Council receives a low level of Formula Grant and has maintained the lowest Council Tax level in outer London (Band D equivalent, using ONS categories) by having the lowest spend per head of population in London. One of the key issues in future year budgets will be the balance between spending, Council Tax levels, charges and service reductions in an organisation starting from a low spending base. It is important to recognise that a lower cost base reduces the scope to identify efficiency savings compared with a higher cost organisation. Any decisions will need to take into account the longer term impact on the Council's financial position – financial sustainability will be the key in order to protect key services to Bromley residents.

Changes that could impact on longer term financial projections

- 3.3 In considering the next four years there remain many variables which will impact on any final outcome. Some examples are highlighted below:
- (a) The Autumn Statement was published on 5th December 2013 and subsequently the Local Government Financial Settlement was provided on 18th December 2013. Key changes include an improved position on the Council's 2014/15 core funding from Government, changes to the arrangements for council tax freeze grant and greater uncertainty about future arrangements for new homes bonus funding. Indicative funding was provided for costs associated with the Care Bill and the arrangements with the Better Care Fund;
 - (b) The Council's tax base has been updated to reflect an increase in properties compared with the previous year;
 - (c) Inflation is at a four year low, using inflation data published in mid-December, which has now been reflected in the latest financial projections;
 - (d) The financial forecast assumed for 2014/15 a significant increase in the cost of freedom passes which partly reflected planned fare rises above inflation. The final outcome results in the costs being less than previously estimated;
 - (e) There have been various other savings identified which include, for example, the impact of recent announcements on levies and a reduced contribution to London Boroughs' Grant Committee;
 - (f) The Government issued a consultation paper in early December which proposes changes to the statutory framework for parking enforcement. The proposals, if implemented, could result in a significant loss of income which needs to be reflected in the provision for risk/uncertainty in the Council's Central Contingency Sum.

Latest Financial Forecast

- 3.4 The report to the Executive in January 2014 identified a budget gap rising to over £52m per annum by 2017/18, which is broken down in the table below. The budget gap from 2016/17 increases more steeply as the expected loss in Government funding is expected to increase sharply during that period.

	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m
Cost Pressures				
Inflation	5.6	11.7	17.3	24.1
Grant loss	7.8	17.6	28.9	43.9
Real changes (Appendix 3, Executive Report)	3.5	6.0	10.9	14.5
Net reduction to reflect top-slice of LACSEG	2.0	1.9	2.2	2.2
	18.9	37.2	59.3	84.7
Income/Savings				
Saving proposals agreed by Executive February 2013	-1.6	-1.6	-1.6	-1.6
Savings to be considered by Executive (Appendix 4, Executive Report)	-5.7	-5.7	-5.7	-5.7
Reduction in provision risk/uncertain items	-1.3	-3.0	-3.0	-3.0
Release of Business Rate Share Income provision for 2013/14 in central contingency	-1.0	-1.0	-1.0	-1.0
Revision to Business Rates Share	-1.0	-1.0	-1.0	-1.0
Increase in property numbers (council tax base)	-0.9	-0.9	-0.9	-0.9
	-11.5	-13.2	-13.2	-13.2
Other Proposed Changes				
Allocation of funding for Public Health & Social Care	-3.7	-3.7	-3.7	-3.7
New Homes Bonus	-5.0	-4.2	-4.4	-4.4
New Homes Bonus - contribution to Economic Development Fund	5.0			
Collection Fund Surplus 2013/14	-3.0			
Set aside as one-off surplus towards meeting funding shortfall in future years	3.0	-3.0		
Other changes	-1.1	-1.2	-1.4	-1.5
	-4.8	-12.1	-9.5	-9.6
Impact of 2% Council Tax increase	-2.5	-4.9	-7.4	-9.8
Remaining "Budget Gap"	0.1	7.0	29.2	52.1

- 3.5 The Council has to continue to plan for a very different future, i.e. several years of strong financial constraint. It is important to recognise that, given the current ongoing period of austerity, the downside risks significantly exceed the opportunities for improvement and that the budget gap in future years could widen substantially.
- 3.6 In considering action required to address the medium term "budget gap", savings for 2014/15 were reported to the Executive as part of the 2013/14 budget process and these have been included in the financial forecast. However, further savings have been identified including the impact of the "baseline reviews".

Growth Pressures & Real Changes

- 3.7 Real changes include a growth item of £40k to cover the inflation that has been added to the income budget for statutory planning fees.

Saving Options

- 3.8 A summary of the new savings options relating to the Renewal and Recreation Portfolio is shown in the table below. Appendix 1 includes the draft estimate summary sheet, budget variations, notes on the budget variations and the subjective analysis.

	£'000
Savings Proposals agreed by Executive February 2013	
Full year effect of a review of staffing levels across the planning division	68
Alternative savings from running expenses to meet the budget option target for Norman Park Athletics Track	17
Savings to be considered by Executive	
Review of library service	300
Review of the Leisure & Culture client and management service	150
	<u>535</u>

- 3.9 In addition to the savings shown in the above table, the Regeneration and Transformation Division will also have to contribute a sum of £47k towards the £1m efficiency savings included in the Executive report. It is expected that these savings will be found from reducing running expenses across all sections.

4. COMMENTS FROM THE EXECUTIVE DIRECTOR OF ENVIRONMENT AND COMMUNITY SERVICES AND DIRECTOR OF REGENERATION AND TRANSFORMATION

- 4.1 There are no specific expenditure pressures and risks in relation to services in the Renewal and Recreation Portfolio

5. POLICY IMPLICATIONS

- 5.1 The Council's key priorities are included within the Council's "Building a Better Bromley" statement and include:

- Safer Communities
- A quality environment
- Vibrant, thriving town centres
- Supporting independence, especially of older people
- Ensuring all children and young people have opportunities to achieve their potential
- An Excellent Council

- 5.2 "Building a Better Bromley" refer to aims/outcomes that include "remaining amongst the lowest Council tax levels in Outer London" and achieving a "sustainable council tax and sound financial strategy".

6. FINANCIAL IMPLICATIONS

- 6.1 The financial implications are contained within the overall report.

7. LEGAL IMPLICATIONS

- 7.1 The Local Authorities (Standing Orders) (England) Regulations 2001 deal, amongst other things, with the process of approving the budget. Under these provisions and the constitution, the adoption of the budget and the setting of the council tax are matters reserved for the Council upon recommendation from the Executive. Sections 73-79 of the Localism Act 2011 has amended the calculations billing and precepting authorities need to make in determining the basic amount of Council tax. The changes include new sections 31 A and 31 B to the Local Government Finance Act 1992 which has modified the way in which a billing authority calculates its budget requirement and basic amount of Council Tax.

8. PERSONNEL IMPLICATIONS

- 8.1 The Corporate Trade Union and departmental Representatives' Forum receives regular updates on the Council's finances and the associated policy implications and challenges. Staff and their trade union representatives will be consulted individually and collectively on any adverse staffing implications arising from the budget options. Managers have also been asked to encourage and facilitate staff involvement in budget and service planning

Non-Applicable Sections:	
Background Documents: (Access via Contact Officer)	Finance Monitoring, Estimate Documents etc all held in Finance Section

Renewal and RecreationDRAFT REVENUE BUDGET 2014/15 - SUMMARY

2012/13 Actual	Service Area	2013/14 Budget	Increased costs	Other Changes	2014/15 Draft Budget
£		£	£	£	£
	Housing Strategy & Development				
Cr 3,850	Housing Strategy & Development	Cr 17,870	0	1,810	Cr 16,060
Cr 3,850		Cr 17,870	0	1,810	Cr 16,060
	Planning				
3,341	Building Control	Cr 7,060	0	8,280	1,220
Cr 165,588	Land Charges	Cr 168,470	0	230	Cr 168,240
943,465	Planning	581,610	Cr 23,610	61,940	619,940
1,235,499	Renewal	1,126,580	3,260	Cr 4,160	1,125,680
2,016,718		1,532,660	Cr 20,350	66,290	1,578,600
	Recreation				
2,313,351	Culture	2,035,890	34,790	6,850	2,077,530
4,841,004	Libraries	4,761,880	38,080	40,840	4,840,800
303,882	Town Centre Management & Business Support	249,530	2,260	Cr 14,070	237,720
0	Review within Culture	0	0	Cr 150,000	Cr 150,000
0	Review of Library Service	0	0	Cr 300,000	Cr 300,000
7,458,236		7,047,300	75,130	Cr 416,380	6,706,050
9,471,105		8,562,090	54,780	Cr 348,280	8,268,590
22,045,018	TOTAL NON CONTROLLABLE	1,812,050	14,821	749,959	2,576,830
2,051,935	TOTAL EXCLUDED RECHARGES	2,260,210	0	93,400	2,353,610
33,568,058	PORTFOLIO TOTAL	12,634,350	69,601	495,079	13,199,030

RENEWAL & RECREATION PORTFOLIO**SUMMARY OF BUDGET VARIATIONS 2014/15**

Ref		VARIATION IN 2014/15 £'000	ORIGINAL BUDGET 2013/14 £'000
1	2013/14 BUDGET	12,685	
2	Increased Costs	70	
	Full Year Effect of Allocation of Central Contingency		
3	Impact of 2013/14 Pay Award	<u>94</u>	94
	Movements Between Portfolios/Departments		
4	Training Budgets allocations of savings 2013/14	Cr 4	
5	Central Procurement budget for MFD Contract	<u>Cr 2</u> Cr 6	
	Real Changes		
	<i>Savings identified for 2014/15 as part of the 2013/14 Budget process</i>		
6	Norman Park management fee and general running expenses	Cr 17	80
7	Reduction in posts across Planning division	<u>Cr 68</u> Cr 85	1,607
	<i>Other Real Changes:</i>		
8	Absorption of inflation for Statutory Planning	<u>40</u>	Cr 1,030
	<i>New Savings Identified for 2014/15 (subject to approval)</i>		
9	Review of library service	Cr 300	4,762
10	Review Leisure & Culture client and management service	<u>Cr 150</u> Cr 450	2,036
11	Variations in Capital Charges	742	1,219
12	Variations in Recharges	152	2,212
13	Variations in Building Maintenance	Cr 46	468
14	Variation in property services rental income	3	Cr 84
15	2014/15 DRAFT BUDGET	<u>13,199</u>	

RENEWAL & RECREATION PORTFOLIO**Notes on Budget Variations in 2014/15****Ref Comments****Full Year Effect of Allocation of Central Contingency**

- 3 Impact of 2013/14 Pay Award (Dr £94k)
A sum of £94k has been added to the budget relating to the 2013/14 pay award.

Movements Between Portfolios/Departments

- 4 Training Budgets allocations of savings 2013/14 (Cr £4k)
Full year effect of the reallocation of training budget savings in 2013-14 following the decision not to centralise these budgets. These variations net out to zero across all departments / portfolios.
- 5 Central Procurement budget for MFD Contract (Cr £2k)
Contributions to Central Procurement to reflect additional usage of MFDs. These variations net out to zero across all departments / portfolios.

Real Changes

- 6 Norman Park (Cr £17k)
The outcome of the recent tender process undertaken for the management and operation of the athletics track at Norman Park has resulted in an annual contract saving of £2k. A savings target of a further £15k was assumed as part of the budget process and therefore alternative savings from running expenses have been identified to meet the full budget option.
- 7 Reduction in posts across Planning division (Cr £68k)
Full year effect of a review of staffing levels across the planning division.
- 8 Statutory Planning inflation (Dr £40k)
Estimates are prepared on the basis that inflation is added to both income and expenditure. As planning fees are statutory, savings have to be found to absorb the inflation rate.
- 9 Review of Library service (Cr £300k)
Creation of a new library management structure to reflect a reduction in opening hours including reducing late night opening and the introduction of lunchtime closing.
- 10 Review within Culture division (Cr £150k)
This relates to a review of the existing service arrangements and resources across the Leisure client and management service.

11 Variations in Capital Charges (Dr £742k)

The variation on capital charges, etc is due to a combination of the following:

(i) Depreciation – the impact of revaluations or asset disposals in 2012/13 (after the 2013/14 budget was agreed) and in the first half of 2013/14.

(ii) Revenue Expenditure Funded by Capital Under Statute (REFCUS) – mainly due to a significant general increase in the value of schemes in our 2014/15 Capital Programme that do not add value to the Council's fixed asset base.

(iii) Government Grants – mainly due to a significant increase in credits for capital grants receivable in respect of 2014/15 Capital Programme schemes, which are used to finance expenditure that is treated as REFCUS.

12 Variations in Recharges (Dr £152k)

Variations in cross-departmental recharges are offset by corresponding variations elsewhere and therefore have no impact on the overall position.

13 Variations in Building Maintenance (Cr £46k)

This relates to the realignment of repairs and maintenance budgets to reflect business priorities. There are corresponding adjustments in other portfolios and these net out to zero in total.

14 Variations in Property Services Rental Income (Dr £3k)

This relates to the reallocation of rental income budgets across departments/portfolios. There are corresponding adjustments in other portfolios and these net out to zero in total.

Renewal and Recreation
DRAFT REVENUE BUDGET 2014/15 - SUBJECTIVE SUMMARY

Service area	Employees	Premises	Transport	Supplies and Services	Third Party Payments	Transfer Payments	Income	Controllable Recharges	Total Controllable	Capital Charges/ Financing	Repairs, Maintenance & Insurance	Property Rental Income	Not Directly Controllable	Recharges In	Total Cost of Service	Recharges Out	Total Net Budget
	£	£	£	£	£	£	£		£	£				£	£	£	£
Housing Strategy & Development																	
Housing Strategy & Development	119,870	0	650	Cr 110	0	0	Cr 75,300	Cr 61,170	Cr 16,060	0	0	0	0	82,600	66,540	Cr 6,870	59,670
	119,870	0	650	Cr 110	0	0	Cr 75,300	Cr 61,170	Cr 16,060	0	0	0	0	82,600	66,540	Cr 6,870	59,670
Planning																	
Building Control	810,510	0	28,910	80,900	0	0	Cr 919,100	0	1,220	0	0	0	0	253,940	255,160	Cr 102,380	152,780
Land Charges	171,370	0	10	16,630	0	0	Cr 356,250	0	168,240	0	0	0	0	284,860	116,620	Cr 51,290	65,330
Planning	1,598,700	0	17,610	149,380	0	0	Cr 1,145,750	0	619,940	0	0	0	0	1,890,840	2,510,780	Cr 1,190,340	1,320,440
Renewal	1,001,890	9,850	3,790	110,800	0	0	Cr 650	0	1,125,680	0	0	0	0	634,550	1,760,230	Cr 488,560	1,271,670
	3,582,470	9,850	50,320	357,710	0	0	Cr 2,421,750	0	1,578,600	0	0	0	0	3,064,190	4,642,790	Cr 1,832,570	2,810,220
Recreation																	
Culture	719,220	96,080	13,500	181,990	1,244,490	6,550	Cr 135,360	Cr 48,940	2,077,530	1,141,000	287,490	Cr 83,080	1,345,410	441,040	3,863,980	Cr 446,510	3,417,470
Libraries	3,283,080	729,090	35,980	994,150	191,920	0	Cr 393,420	0	4,840,800	820,000	411,420	0	1,231,420	919,660	6,991,880	Cr 61,680	6,930,200
Town Centre Management & Business Support	143,570	2,100	2,480	125,110	5,920	0	Cr 41,460	0	237,720	0	0	0	0	193,750	431,470	0	431,470
Review within Culture				Cr 150,000					Cr 150,000						Cr 150,000		Cr 150,000
Review of Library Service				Cr 300,000					Cr 300,000						Cr 300,000		Cr 300,000
	4,145,870	827,270	51,960	851,250	1,442,330	6,550	Cr 570,240	Cr 48,940	6,706,050	1,961,000	698,910	Cr 83,080	2,576,830	1,554,450	10,837,330	Cr 508,190	10,329,140
	7,848,210	837,120	102,930	1,208,850	1,442,330	6,550	Cr 3,067,290	Cr 110,110	8,268,590	1,961,000	698,910	Cr 83,080	2,576,830	4,701,240	15,546,660	Cr 2,347,630	13,199,030

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Agenda Item 8

Report No.
DRR14/008

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Date: Tuesday 28 January 2014

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

Title: RENEWAL & RECREATION BUSINESS PLAN 2013/14 MONITORING REPORT FOR QUARTER 3

Contact Officer: Hannah Jackson, Community Development Manager
Tel: 0208 313 4456 E-mail: Hannah.Jackson@bromley.gov.uk

Chief Officer: Marc Hume, Director of Regeneration & Transformation
Nigel Davies, Executive Director of Environment & Community Services

Ward: (All Wards);

1. Reason for report

This report outlines the Renewal & Recreation Business Plan 2013/14 Monitoring Report for Quarter 3 (**Appendix 1**).

2. **RECOMMENDATION(S)**

- 2.1 The Renewal & Recreation Policy Development and Scrutiny Committee is asked to note the progress made towards the delivery of actions agreed in the Renewal & Recreation Business Plan 2013/14 for Quarter 3 as described in the Monitoring Report (**Appendix 1**).

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Regeneration, Vibrant Thriving Town Centres. Supporting Independence and an Excellent Council.
-

Financial

1. Cost of proposal: Not Applicable
 2. Ongoing costs: Not Applicable
 3. Budget head/performance centre: Renewal & Recreation Portfolio, external funding as detailed in Section 5, Earmarked Reserve for Member Priority Initiatives and capital receipts
 4. Total current budget for this head: £19.85m
 5. Source of funding: Existing revenue budgets, capital receipts, grant funding and other external funding as detailed in paragraph 5.1
-

Staff

1. Number of staff (current and additional): 229 FTE (excluding Strategic Property).
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

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

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): all those resident in the London Borough of Bromley
-

Ward Councillor Views

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

3. COMMENTARY

- 3.1 This report outlines the Renewal & Recreation Business Plan 2013/14 Monitoring Report for Quarter 3 (**Appendix 1**). Actions in the Renewal & Recreation Business Plan 2013/14 identified as priorities for delivery in Quarter 3 are reported together with updates provided by lead officers.
- 3.2 The Committee previously agreed the continued implementation of a traffic light system for the monitoring of the Renewal & Recreation Business Plan to provide a clear indication of the level of achievement in relation to milestones and targets set therein. This has been applied to those set for attainment in Quarter 3 of 2013/14.

4. POLICY IMPLICATIONS

- 4.1 The Monitoring Report comments on the delivery of the Renewal & Recreation Business Plan's outcomes aims and actions which contribute towards Building a Better Bromley priorities and towards meeting relevant legislative requirements.

5. FINANCIAL IMPLICATIONS

- 5.1 The Renewal & Recreation Business Plan 2013/14 is being implemented using the agreed controllable revenue budget for 2013/14 for the Renewal & Recreation Portfolio together with any additional external funding that officers have already secured as well as other funding secured through the year, as detailed below:

2013/14 Budgets and Funding	£'000
R&R Portfolio latest approved controllable budget	8,792
Earmarked Reserve for Member Priority Initiatives	938
Contributions from Care Portfolio and Environmental Portfolio	39
S106 Contributions	5,095
Outer London Fund Round 2	1,697
TfL LIP funding	2,242
Thyme Out BIG Lottery funding	101
LBB Capital receipts towards Priory/Bromley North/Crystal Palace Park schemes	591
Economic Development Fund	170
Heritage Lottery funding	186
	<u>19,851</u>

Non-Applicable Sections:	Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	Renewal & Recreation Business Plan 2013/14 Monitoring Reports for Quarters 1 and 2 Renewal & Recreation Business Plan 2013/14 Building a Better Bromley 2013/14

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Renewal & Recreation Business Plan 2013/14

MONITORING REPORT

Quarter 3: 07/10/13 to 06/01/14

INTRODUCTION

Renewal & Recreation Business Plan monitoring reports are designed to track progress made against actions identified in the Renewal & Recreation Business Plan 2013/14. The completion of these actions is integral to the delivery of the department's strategic outcomes for 2013/14 and for our key priority: 'a vibrant, thriving borough'.

This report highlights and reports against the milestones and targets set for attainment in Quarter 3. Lead officers have provided a progress update which identifies developments in the delivery of projects and services. Each progress update is also scrutinised by a traffic light (Red/Amber/Green) system to provide a clear indication of the level of achievement.

Progress achieved	Traffic light status
Milestone/target is not achieved and is more than 10% away from being achieved	R
Milestone/target is close to being achieved and is within 10% of being achieved	A
Milestone/target achieved or exceeded	G

CONTENTS

Outcome 1 Vibrant, thriving town centres	4
Outcome 2 Protection, conservation and enhancement of the natural and built environment	10
Outcome 3 Enhancing opportunities for leisure, recreation and the arts	12
Outcome 4 Supply good quality affordable housing that best meets local statutory and housing needs	17

OUTCOME 1:	VIBRANT AND THRIVING TOWN CENTRES
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Aim 1d:	Support and develop the vitality of all town centres
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Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Explore the opportunities to support town centre partnerships to establish Business Improvement Districts in the borough.	Martin Pinnell	Undertake initial feasibility studies for establishing Business Improvement Districts in Beckenham and Bromley Town Centres. Report options and issues, including resource requirements by end September 2013	An initial feasibility study for establishing a Business Improvement District in Beckenham and Bromley town centres has now been completed and a report was presented to Renewal & Recreation Policy Development and Scrutiny Committee in November ahead of a decision by the Executive at its meeting on 15 th January 2014.	G
Continue to maintain and further improve the appearance, tidiness and quality of town centres	Martin Pinnell	Monitor the contract delivery of Christmas lights in Bromley, Orpington and Penge and ensure successful installation, maintenance and storage of light schemes November 2013 to January 2014.	The existing contract for Christmas lights in Bromley, Orpington and Penge is in its final year of operation. Officers liaised with the contractor to ensure timely installation of lights in advance of Christmas events, although due to a contractor error the Penge lights did not get switched on until after the event on 21 st November. Officers maintained vigilance throughout the season to report any non-working lights to both the contractor and the Council's street lighting team.	G

		Provide necessary advice and assistance to traders and residents to ensure successful delivery of schemes November 2013 to January 2014.	A one-year contract for Christmas lights in Beckenham and several small town centres was awarded. Small town light schemes are all paid for by the local traders and residents groups – with a small donation from the Council. Officers also provided assistance and advice when requested to small towns that wished to independently commission lights for 2013.	G
		Quarterly environmental monitoring visits and action in Beckenham	New bins have been installed. The Town Centre Manager reported fly tipping in a vacant unit shop front and had discussions with new manager of Odeon Cinema regarding resolving fly tipping issues in and around car park and alleyway. Issues with high street water leaks pursued with relevant council officer and Thames Water.	G
		Quarterly environmental monitoring visits and action in Bromley	Quarterly monitoring taken place with all issues reported, examples include graffiti and broken glass in telephone box. Monitoring of the contractor for Bromley North Village works were also included and issues reported.	G

		<p>Quarterly environmental monitoring visits and action in Penge</p>	<p>A joint clean - up operation with the Town Centre Manager, businesses and resident volunteers took place on 17th November, and there is appetite to continue these on a regular basis. Planning enforcement are pursuing an oversized illuminated signage on a shop front. The Town Centre Manager is in discussions with post office regarding untidy shop front and the issue of pigeons. Signage is to be installed to highlight "Don't feed the birds." Merchandise in front of shops impinging on the highway was tackled.</p>	<p>G</p>
		<p>Implement vinyl schemes to help improve the appearance of empty shop fronts, subject to external funding and monitor quarterly.</p>	<p>Monitoring of empty units and liaison with landlords and agents has continued. Twelve agents were contacted regarding the vinyl scheme for empty units in Bromley Town Centre during this quarter.</p>	<p>G</p>
		<p>Investigate options for temporary use of empty shops and monitor quarterly.</p>	<p>Monitoring of empty units and liaison with landlords and agents on possible temporary uses continued.</p>	<p>G</p>

<p>Develop town centre partnerships</p>	<p>Martin Pinnell</p>	<p>Facilitate and support meetings, at least quarterly, of the Beckenham Town Team, Penge Traders Association and Bromley North Village town team. Assist the development of partnership activities.</p>	<p>The Bromley Town Centre Manager maintained close liaison with Bromley North Village traders through the Town Team and Traders groups. The inaugural meeting of a Bromley Town Stakeholder Group took place in October, and it is hoped that this will provide a forum for all key stakeholders in the town centre to discuss key issues and plan for the future of the town. In Beckenham the Town Centre Manager supported two meetings of the new Town Centre Team and also participated in 2 meetings of the Beckenham Business Association during the quarter. Two meetings of the Penge Traders Association took place. Additionally Town Centre Managers attended a number of traders and town team meetings in smaller towns across the borough throughout the quarter.</p>	<p style="text-align: center; font-size: 2em;">G</p>
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Aim 1e: Promote business investment and development, particularly in the borough's key commercial and industrial areas.

Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Maintain regular communications with businesses to raise awareness of support and networking opportunities.	Martin Pinnell	Maintain, improve and promote the business e-bulletin and ensure at least six bulletins are published by end of December 2013. Increase circulation for the bulletin to at least 2500.	During this quarter one issue of the e-bulletin was prepared and dispatched, to 3100 recipients. Content and design for the January 2014 e-bulletin was also prepared during December.	G
		Ensure the Council has a presence at local networking events and attend at least one event each quarter.	Members of the Town Centre Management and Business Support team attended over seven different out of hours business networking events between them during the quarter – including one run jointly with Barclays and also a joint event with the Institute of Chartered Accountants (ICAEW) and Metrobank.	G
Work with business support agencies and private sector partners through the Economic Partnership to encourage and develop business support provision in the borough	Martin Pinnell	Work with Action Coach to promote and deliver 5 workshops and a mentoring programme under the banner Bromley Business GrowthCLUB. Ensure delivery and mentoring by end of December 2013.	An Action Coach quarterly planning event took place in October, with a webinar also taking place in November. An online survey of all attendees for the programme to obtain feedback on impact was designed and launched during December.	G

		<p>Facilitate meetings of the Economic Partnership four times per annum in April, July, October and January.</p>	<p>An Economic Partnership meeting took place in October, which included a presentation by Bromley Arts and Community Initiative (BACI) regarding proposals for regeneration of the Royal Bell, Bromley. A meeting of the Commercial Property Agents Forum was also facilitated during October.</p>	<p>G</p>
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OUTCOME 2: PROTECTION, CONSERVATION AND ENHANCEMENT OF THE NATURAL AND BUILT ENVIRONMENT

Aim 2a: Set out the vision for development in the borough over the next 15 years in a new Local Plan				
Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Preparation and updating of Bromley's Development Plan, including the Local Plan, Infrastructure Delivery Plan Levy preliminary work, and contributions to the London Plan.	Mary Manuel	Develop draft policies and site allocations and report to the Council's Executive Committee in Quarter 3.	'Draft policies and designations' as part of the Local Plan preparation taken to Local Development Framework Advisory Panel and published on 23 rd December for consideration at the Development Control Committee and will be considered at the Executive in January 2014. An updated Local Development Scheme was agreed by the Executive in October 2013.	G

Aim 2b: Improve customer service through higher quality and speedier decisions on development applications				
Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Perform at a level which while acknowledges national targets in relation to the processing of planning applications, focuses on delivering a quality outcome for Bromley.	Jim Kehoe	<ul style="list-style-type: none"> Major applications: to determine 60% within 13 weeks of receipt 	In Quarter 3, we determined 50% of major applications on time. The relatively small number operates wide fluctuations and we remain at the overall rate of 64% for the year to date.	R
		<ul style="list-style-type: none"> Minor applications: to determine 65% within 13 weeks of receipt 	51% of minor applications and 65% of other applications were determined on time.	R
		<ul style="list-style-type: none"> Other applications: to determine 80% within 8 weeks of receipt 	The earlier remedial actions are however taking effect, so that within the quarter the month-by-month performance is improving, including 80% of other applications determined on time in December.	R

OUTCOME 3:		ENHANCING OPPORTUNITIES FOR LEISURE, RECREATION, ARTS AND EMPLOYMENT AND SKILLS		
Aim 3a:	Identify further opportunities to modernise/improve the library offer			
Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Develop plans for the provision of a new library service to serve the Penge/Anerley area	Colin Brand	Identify a suitable site for the new library service to be located at and report proposals to the R&R PDS Committee in October 2013.	Work on the detailed design for the new Library at 46 Green Lane has now been completed with a planning application now submitted. The design of the Library fit out has also been finalised. It is anticipated that the new library will open at the end of May or early June 2014 subject to the contractors programme.	G
Develop the volunteer programme in libraries to provide added value to the library service.	Tim Woolgar	Increase the number of young volunteers participating in the Summer Reading challenge for 2013 and report on the increase in September 2013.	72 young volunteers aged between 14 to 21 years gave 1500 hours service over the summer. This was more than double the number participating in 2012.	G
Explore opportunities to offer a broader range of services from libraries	Tim Woolgar	Work with partners to identify how Libraries can assist with the Council's channel shift priority and introduction of Universal Credit.	Work has been ongoing to with partners to highlight the support Libraries can give but the roll out of the Government's Universal Credit Scheme has been delayed. The potential for offering extended Council services at the new Penge Library is being pursued.	A

Aim 3b: Improve the borough's sports and leisure offer				
Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Support communities, voluntary clubs and individuals in the development and planning of sports and physical activities and initiatives to raise the levels of participation and to contribute to healthy lifestyles	John Gledhill	Support Pro-Active Bromley to submit a bid to the Big Lottery Fund for a capacity building officer to support the work of Pro Active Bromley and support community and voluntary groups external grant applications. Facilitate quarterly meetings of Pro Active Bromley.	Officers were advised that a bid to the Big Lottery Fund was not likely to be successful. Officers have therefore applied to Pro Active South London for funding a capacity building officer and have been advised they have been successful in achieving £20k, however written confirmation has not yet been received. Pro Active Bromley meetings are taking place regularly, facilitated by Council officers.	G
Procure a management contractor to manage and operate the athletics track at Norman Park	John Gledhill	Ensure a suitably qualified contractor is in place to manage and operate the contract when the current arrangements expire on 1 st April 2014. Selection by October 2013.	The contract was awarded to Norman Park Track Management Limited at the Renewal and Recreation Policy Development and Scrutiny Committee on 18 th September. The final contract and lease and documents are now being finalised for signing.	G
Investigate options for the future management and operation of the Cotmandene Community Resource Centre and Mottingham Community and Learning Shop.	John Gledhill	Undertake a market testing exercise to identify potential operators for the centres from April 2014 and report on progress to the R&R PDS in November 2013.	A market testing exercise undertaken, however no suitable tender returns were received and therefore no operator identified. The Portfolio Holder for Renewal and Recreation has been updated on the outcome of the tender process.	G

Aim 3c: Develop the borough's cultural assets				
Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Develop detailed proposals for the restoration and development of Bromley Museum at the Priory, Orpington to support a successful second round application to the Heritage Lottery Fund	Hannah Jackson	Consult on RIBA D detailed designs and apply for planning permission and listed building consents in Quarter 3.	The development work undertaken to date, which included a number of surveys and investigations (including a full condition survey) revealed that there were a number of backlog maintenance issues affecting the total project cost of the work. After reporting the increased project costs to the Executive Committee, officers have been asked to review the business case for the project. As a result, project work has been delayed to enable a full range of options for the future of the Priory site to be considered and the business case for each of these to be reviewed so that a fully informed decision may be given full and proper consideration. Officers continue to have regular discussions with the Heritage Lottery Fund on the future of the project.	N/A
Continue to explore opportunities for regeneration projects at Crystal Palace Park in discussion with the community and key stakeholders, including the submission of a first round application to the Heritage Lottery Fund.	Hannah Jackson	Pursue an application to English Heritage for a grant to undertake remedial works to the Crystal Palace Subway and appoint specialist heritage consultants to undertake survey work by Quarter 3.	Although the application to English Heritage for funds to undertake survey work to identify appropriate remedial work was successful, the appointment of specialists is currently under consideration as the area is now covered by an Exclusivity Agreement with the ZhongRong Group who are developing plans for a Crystal Palace at the park.	A

		<p>Facilitate the Crystal Palace Park Management Board to consider options for future management and regeneration in the park and hold quarterly meetings of Stakeholder Groups.</p>	<p>The Executive Group of the Management Board met on 20th November and discussions focussed on the ZhongRong Group’s proposals for the park. In particular, the design selection process to identify an appropriate design team was discussed, and ARUP, the ZhongRong Group’s appointed advisors, set out their planned community engagement activity.</p> <p>The Heritage & Environment Stakeholder Group met on 5th December, the Community Stakeholder Group met on 24th October and 21st November and the Site Management Stakeholder Group met on 9th December. All groups were given an update on the ZhongRong Group’s investment proposals. Minutes from these meetings are available at www.bromley.gov.uk/crystalpalacepark</p>	<p>G</p>
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Aim 3d: Provide opportunities for unemployed adults to improve their skills and employment prospects				
Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Launch a project to support young unemployed residents into sustainable employment opportunities through the creation of apprenticeships and internships.	Hannah Jackson	Work with Bromley College (the delivery partner) to launch and market the project to engage young people and employers with the scheme to deliver 66 apprenticeship and 132 internship opportunities between 2013 and 2016. Report to the Executive, Resources PDS and Resources Portfolio Holder on progress on a quarterly basis.	A monitoring report was reviewed by the Executive and Resources Policy Development and Scrutiny Committee at their meeting in November. The College's performance against their profile was disappointing for the first quarter. The Committee agreed minor amendments to the specification at the request of the College and will review their second quarter's progress at their meeting in February 2014.	G

OUTCOME 4:	SUPPLY GOOD QUALITY AFFORDABLE HOUSING THAT BEST MEETS LOCAL STATUTORY AND PRIORITY HOUSING NEEDS
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Aim 4a: Produce a Housing Strategy setting out the Council's Housing objectives over the next 5 years				
Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Produce and maintain the new London Borough of Bromley Housing Strategy	Kerry O'Driscoll	Following consultation, take the final key themes document to the Council's Executive Committee for approval during Quarter 3.	An initial Member Group meeting was held in July to consider the type and content of the forthcoming Housing Strategy. A draft Housing Strategy formulated by Strategic Housing in consultation with a corporate officer team. A further Member Group meeting was undertaken in October to consider proposed draft Strategy in detail. The final draft Strategy and action plan is currently being reviewed by officers in light of the publication of the Mayor's draft Housing Strategy in December 2013.	G

Aim 4b: Encourage the supply of good quality affordable housing that best meets local, statutory and priority housing needs				
Action	Lead Officer	What we said we would do in Quarter 3:	Progress Update	RAG Status (if applicable)
Allocate housing capital funds	Kerry O'Driscoll	Subject to approvals being granted, implement proposals and continue to identify new opportunities to spend Payment In Lieu monies. Progress to be reported quarterly.	<p>The Executive Committee granted approval to allocate £1million housing capital to acquire properties to assist the Council in meeting its statutory housing duties. The Director of Finance and Director of Regeneration and Transformation were granted delegated authority to approve individual purchases as they arise in consultation with the Resources Portfolio Holder.</p> <p>A corporate Property Acquisitions Project Group has been established to drive delivery. To date, three suitable properties have been identified and offers have been accepted by vendors. Of the offers accepted, one purchase is expected to complete by late January 2014. The conveyancing progress is progressing for the other two properties with exchange/completion expected estimated for Feb 2014.</p> <p>Officers continue to search for suitable properties and are seeking two more properties to fully utilise the allocation. It is anticipated that these additional properties will be identified early in the New Year 2014 when the property markets picks up again after the temporary Christmas lull.</p>	G

Seek to secure alternative forms of accommodation to reduce the reliance on nightly paid accommodation.	Kerry O'Driscoll	Work strategically with Registered Providers to minimise affordable stock disposals on an ongoing basis – progress to be reported quarterly.	Ongoing strategic work is underway with Registered Providers to minimise affordable stock disposals. A meeting was held with a Registered Provider at the end of September to discuss their proposed asset management/ investment strategy. Further dialogue on options regarding stock disposal/ reinvestment continued in Quarter 3.	G
Pursue affordable housing funding opportunities available from Government Agencies ensuring that new housing investment from external sources reflects strategic housing objectives	Kerry O'Driscoll	Meet quarterly with the Homes & Communities Agency to identify possible funding opportunities.	The Greater London Authority and Registered Provider (RP) partners are aware of the Council's internal consultation process on all new sites requiring public investment. Internal consultation has taken place on a number of schemes where the RP has sought Greater London Authority investment and/or inclusion within the Greater London Authority Housing programme.	G
Work closely with the Housing Needs Division to ensure that new affordable housing supply reflects local strategic housing objectives.	Kerry O'Driscoll	Explore new housing opportunities that generate supply to assist in meeting the Council's statutory housing duties – progress to be reported quarterly.	Options for temporarily converting various Council-owned buildings to assist the Council in meeting its statutory housing duties are being appraised alongside other options for use.	G
Implement new Trading Account arrangements and continue to pursue new opportunities to maximise income	Kerry O'Driscoll	Explore feasibility of options, seeking necessary approvals as required and implement agreed options – to be monitored on a quarterly basis.	The Trading Account arrangements are now being implemented as agreed.	G

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Agenda Item 9

Report No.
DRR14/007

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Date: Tuesday 28 January 2014

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

Title: TOWN CENTRE MANAGEMENT UPDATE REPORT
JANUARY 2014

Contact Officer: Martin Pinnell, Head of Town Centre Management and Business Support
Tel: 020 8313 4457 E-mail: martin.pinnell@bromley.gov.uk

Chief Officer: Nigel Davies, Executive Director of Environment & Community Services

Ward: (All Wards);

1. Reason for report

Members have requested a regular update on Town Centre Management and business support activities. This report covers activities which have taken place since the previous update to Members in November 2013, and also summarises the priorities for the period until end of March 2014.

2. **RECOMMENDATION(S)**

Members of the Renewal and Recreation PDS Committee are asked to note the key developments and activities within the Town Centre Management and Business Support Team summarised in APPENDIX 1 of this report.

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Vibrant, Thriving Town Centres
-

Financial

1. Cost of proposal: Estimated Cost for 2013/14: £379k
 2. Ongoing costs: Recurring Cost £65.4k
 3. Budget head/performance centre: Town Centre Management
 4. Total current budget for this head: £65.4k, £38k, £42.5k, & £233k
 5. Source of funding: Existing revenue budget 2013/14, OLF 2 funding, S106 resources and funding set aside in an earmarked reserve
-

Staff

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

Legal

1. Legal Requirement: Non-Statutory - Government Guidance
 2. Call-in: Not Applicable: No decisions are requested by this report
-

Customer Impact

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

Ward Councillor Views

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

3. COMMENTARY

- 3.1 The Town Centre Management and Business Support service exists to maintain and enhance the competitiveness, attractiveness and vibrancy of the borough's town centres – and to support businesses across the borough. This involves working closely with town centre businesses, both directly and through business and traders groups, and with other key town centre occupiers and service providers. The resources for the service are derived not only from Council budgets but also from income from business donations, sponsorship, high street promotions and attractions, and grants (e.g. The Mayor of London's Outer London Fund).
- 3.2 Highlights of the TCM and Business Support work programme in recent months is provided in APPENDIX 1.

4. POLICY IMPLICATIONS

The work of the Town Centre Management & Business Support Team has as its primary focus the delivery of the Council's Building a Better Bromley priority of encouraging and sustaining Vibrant Thriving Town Centres.

5. FINANCIAL IMPLICATIONS

The activities of the Town Centre Management and Business Support Team are resourced through various funding streams, summarised as follows:

Funding available for TCM and Business Support Activities

Funding type	£'000
Town Centre Management Initiative Fund	65
Grant to Orpington BID (part financed by S106 funding of £8k)	38
Outer London Fund	43
Earmarked Reserve re Local Parade improvements	233
Total	379

Non-Applicable Sections:	Legal, Personnel
Background Documents: (Access via Contact Officer)	TOWN CENTRE MANAGEMENT UPDATE NOVEMBER 2013 (DRR13/145)

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APPENDIX 1: TOWN CENTRE MANAGEMENT UPDATE REPORT JANUARY 2013

1. Summary of activities October to December 2013/14

1.1 Business Improvement Districts (BIDs)

The Council continues to maintain direct contact with the Orpington 1st BID Board through the attendance of non-voting members Cllr William Huntingdon-Thresher and the Head of Town Centre Management & Business Support.

Following a recruitment campaign during the summer, the Board appointed a permanent manager in early October and most liaison between the Town Centre Management unit and the BID now takes place through this post holder. This includes detailed discussions about a proposal for the BID to take over the running of the town centre public toilets, previously earmarked for closure.

Following a feasibility study about an extension to the BID concept, involving analysis of business rates data and consultation with businesses in Bromley and Beckenham, recommendations for action were reported to the Council's Renewal & Recreation Committee in November. The report was also discussed at the 15 January Executive meeting.

1.2 Environmental issues

During the autumn, environmental audits have taken place in a number of the towns including Beckenham, Bromley, Orpington and Penge – with issues arising being pursued by the relevant TCMs, mostly involving liaison with colleagues in Environmental and Community Services.

The Town Centre Manager for Penge worked alongside colleagues in ECS Area Management and local businesses and residents to organise a community clean up day in the town during in November.

1.3 Vacant units

Below are the most recent Town Centre Manager counts of vacant units in the 3 largest towns:

Beckenham – 6 units empty – 2.4% vacancy rate (December count) cf April 4.5%
 Bromley – 30 units empty – 8.2% vacancy rate (December count) cf April 8.2%
 Orpington – 30 units empty – 12% vacancy rate (December count) cf April 8%
 Penge – 15 units empty – 8.5% vacancy rate (December count) cf July 5.9%

NB For comparison, the National vacancy rate is around 14% (Source: Local Data Company)

TCM continue to seek to engage landlords and agents for vacant units across the borough to press for the installation of shop window vinyls or temporary use for displays / pop up shops.

2.4 Beckenham Town Team

The Town Centre Manager provided support to the emerging Town Centre Team – two meetings of which took place during this quarter. Officers worked with the Town Centre Team and other stakeholders to facilitate the launch of the new town heritage trail – on 19 October.

2.5 Local Parades Improvement Initiative Fund

Work has been ongoing to respond to applications from local areas for funding from the Local Parades Improvement Initiative.

Applications to the Fund are in preparation or pending decision for

- § Biggin Hill
- § Clockhouse
- § Coney Hall (although new Christmas lights already approved and installed)
- § Mottingham – High Street
- § Petts Wood

Projects funded by the scheme include:

- § Anerley Hill – including improvements to paving and street furniture, new local history mural, vacant shop improvements and a deep clean
- § Chatterton Village – planters and hanging baskets

- § Chislehurst, High Street and Belmont Parade – including new Christmas lights (which were installed and working over Christmas period), village signs, community notice boards, resurfacing of alleyways and additional pay and display parking
- § Cray Valley – provision of street lamp banners to promote Cray Festival
- § Hayes Village, The Street – including resurfacing of forecourt, improvement to frontage of village hall, street signs and new bins
- § Hayes, Station Approach – new permanent Christmas tree, community noticeboards, repair to car park entrances and deep clean.
- § Keston – Village Sign which was installed and unveiled in September
- § Mottingham, Kimmeridge Cross – including new planters, hanging baskets, community noticeboards and benches
- § Penge – resurfacing of forecourts, new bins, new permanent Christmas tree and improved signage

In each case, Town Centre Managers have been assisting local groups to identify costs and explore feasibility for a variety of projects. If all projects in implementation stage are delivered to budget and all pipeline applications are approved, the Local Parades Initiative is expected to be virtually spent or committed by end of 2013/14 financial year, with less than £5k balance to carry forward.

2.6 Bromley North Village Improvement works

The Bromley North Village improvement works commenced in late July and are expected to run until November 2014, with a one month break for the Christmas season during December. Inevitably there has and will be disruption affecting the businesses in the area. The Town Centre Manager has been working closely with the Bromley North Village project team to help minimise the disruption and provide as much information as possible to the town's businesses and members of the public. Close contact is being maintained with the businesses affected, including the email dispatch of a weekly project status bulletin. There was also a launch event for the re-opened East Street on 7 December, coinciding with Small Business Saturday, to showcase the shops,

restaurants and services located in this part of the town centre and to attract additional footfall to the revamped road. In addition, the TCM has been involved in commissioning a number of promotional initiatives, for example vinyl signs and banners which have been installed across the town to promote Bromley North Village and its businesses.

2.7 Events

The focus for Town Centre Management events during this quarter has been the delivery of several Christmas celebration and lights switch on event, with direct management of the following:

Beckenham – 7 December

Featuring a candlelit procession, Christmas market, live music and Father Christmas. The event counted down the switch on of lights including new ones installed on trees in Beckenham Green.

Bromley – 1 December

Including the Santa Dash for the 2nd year running (delivered in partnership with MyTime Active), Christmas parade with Santa and real reindeer. Switch on by stars of Churchill Theatre Pantomime and Mayor of Bromley, followed by fireworks finale. Entertainment was provided on stage all day. The event was sponsored by Foresters.

Penge – 21 November

Featured Christmas market, live music and entertainment including David Beckham lookalike.

TCMs also supported town centre groups to deliver events in the following towns:

Biggin Hill – 16 November

Chislehurst, High Street – 30 November

Chislehurst, Royal Parade – 24 November

Hayes – 23 November

Petts Wood – 30 November

West Wickham – 7 December

In Orpington – the White Christmas event was delivered 20 November. This was the first time such a large scale event was delivered by Orpington 1st BID. The event featured craft market, children’s rides, live music, real reindeer and fireworks. The event also included an appearance from 2 of Charlton Athletic FC’s stars and for the first time dray horse rides along the high street. Also for the first time, the BID also organised activities, including dray rides, for three Saturdays in December to encourage additional footfall and dwell time during the peak shopping season.

2.8 Business Support Programme

The Bromley Town Business Growth Club continues to be delivered in partnership with ActionCOACH Business Coaching and is supported by the Mayor of London's Outer London Fund – with a planning workshops and a webinar during the autumn. The programme is coming to its end in January and officers have been working with ActionCOACH to design and promulgate a feedback survey to help understand what the impact of the programme has been on the participating businesses. Further information about the programme is being promoted on the Council website:

www.bromley.gov.uk/businessgrowthclub.

In addition to the Business Growth Club, officers have also been working closely with other organisations to organise and host joint support events – such as a Start Up Loans evening in November (co-hosted with Prospects Business Services) and a networking event in December (co-hosted with Metrobank and the Institute of Chartered Accountants in England & Wales (ICAEW)).

2.9 Business and Traders Group liaison

In addition to the main town centre groups, the Town Centre Management team has maintained links and attended meetings, providing support and advice where required to a number of traders and town centre groups across the borough, including the newly formed Coney Hall Traders Association, Petts Wood Traders Association, Biggin Hill Business Association, West Wickham Traders Association and Chislehurst Town Team. In the context of Chislehurst, congratulations are due to Alison Stammers, Chairman of the Chislehurst Town Team, who was given the Mary Portas High Street Champion Award for 2013.

2. Priorities for the Town Centre Management & Business Support Team from January to March 2014

The Town Centre Management & Business Support team's main priorities for this quarter will be:

- 2.1 Engaging with and strengthen partnerships with local businesses and other town centre stakeholders. There will be a focus on continuing support for the Beckenham Town Centre Team who will play a key role in planning improvements in the town centre, whether or not the bid for TfL scheme funding is successful. The Bromley TCM will continue to establish the Bromley Stakeholder Group and will organise a meeting in mid February – with a focus on a possible Business Improvement District.
- 2.2 Continue to support the Orpington 1st BID through officer representation on the BID Board, including bringing to a successful conclusion negotiations around the proposed BID takeover of the public toilets in Orpington.
- 2.3 Presentation of the options and issues for BID development to the Council's Executive Committee. Assuming a positive decision on the recommendations, the TCM team will then start work on an action programme to support the businesses of Bromley in establishing a new town centre BID – aiming for a possible ballot date of March 2015.
- 2.4 Continue to take a leading role in business liaison and communications in respect of the major improvement works for Bromley North Village – now entering a critical phase as the focus of the works moves to Market Square and High Street North.
- 2.5 Preparation of plans for an events and activities programme for the managed town centres during 2014/15 financial year and presentation of options and recommendations to Councillors.
- 2.6 Finalise the take down of Christmas lights in Bromley, Orpington, Penge, Beckenham and smaller town centres. Given that the contract for all Christmas lights will expire in 2014 – a new contract will be required for Christmas 2014 – officers will be working on a review of the Council's

policy regarding its financial support for Christmas lights. A report on options and recommendations for a Christmas lights policy and procurement of Christmas lights services will be presented to Councillors in early April 2014.

- 2.7 Undertake evaluation of the Mayor of London sponsored Business Support programme for reporting back to the GLA as part of the Outer London Fund evaluation. Explore options for follow up support schemes.
- 2.8 Work with colleagues in the Council's Town Centre Renewal team to finalise the arrangements for evaluation of the Outer London Fund Round 2 programme - including commissioning of appropriate surveys.
- 2.9 Maintain regular business communication channels and publications - including the business e-bulletin and promotion of the Bromley Business Guide and Directory (2013/14 edition). Explore options for replacement of the Guide during 2014/15. The team will continue to engage with businesses through attendance at various networking events, and also facilitate the Bromley Economic Partnership and the Commercial Property Agents Forum.

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Report No.
DRR14/009

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: Renewal and Recreation PDS Committee

Date: 28th January 2014

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

Title: TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

Contact Officer: Kevin Munnely, Head of Renewal
Tel: 020 8313 4519 E-mail: kevin.munnely@bromley.gov.uk

Chief Officer: Marc Hume, Director, Regeneration and Transformation

Ward: All Wards

1. Reason for report

1.1 To update Members of progress on delivering the Town Centres Development Programme.

2. RECOMMENDATION(S)

Members

1. Note the progress on the delivery of the Town Centres Development Programme.
2. Agree that the Beckenham Town Centre Member Working Party is reconvened as a task and finish group to provide design oversight and strategic guidance during the initial scheme design stage.

Corporate Policy

1. Policy Status: Existing Policy: Bromley Town Area Action Plan
 2. BBB Priority: Vibrant, Thriving Town Centres:
-

Financial

1. Cost of proposal: NA
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Renewal and Capital Programme
 4. Total current budget for this head: £133k and £3.257m
 5. Source of funding: Town Centre Development Fund, capital receipts and TfL funding
-

Staff

1. Number of staff (current and additional): 5
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
 2. Call-in: Applicable:
-

Customer Impact

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

Ward Councillor Views

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

3. COMMENTARY

Development Programme

- 3.1 Attached as **Appendix 1** is an update on the progress that has been made in delivering each of the individual projects that make up the Development Programme. Members are asked to note the following key milestones that have been achieved since the last update report to the R&R PDS:
- 1 Westmoreland Road (Site L). Further to the news that the site had been acquired by the Education Funding Agency (EFA) for a Free School, meetings have taken place with both the EFA to understand how and why the decision on the site purchase took place. In response to a consultation organised by Free Schools CfBT Trust on behalf of the proposed school operators, the Portfolio Holders for Renewal and Recreation and Education issued a joint response which is attached as **Appendix 2**.
 - The second phase of the Bromley North Village improvement works in East Street and the pedestrian areas of Market Square commenced on 6th January and are due to be completed by August 2014. The delayed Thames Water main replacement works in High Street North commenced on 13th January and the combined Thames Water and Public Realm improvements to High Street North are due for completion in May 2014.
 - The Old Town Halls (Site C). Contracts were exchanged with the Cathedral Group on 20th December 2013 on the basis of their proposal to convert the Town Hall to a hotel, conference centre and associated restaurants. Cathedral aim to submit their planning application within 6 months and they aim to open the hotel and conference centre in the Spring of 2016.

Beckenham

- 3.2 It was reported at 18th September 2013 Renewal and Recreation PDS Committee that a revised Beckenham Town Centre Step 1 scheme bid had been submitted to Transport for London's Area Based Programme. The Council received notification on 16 December that the Initial Scheme Design bid had been successful and that TfL had allocated funding to complete the initial scheme design commencing in April 2014.
- 3.3 To provide design oversight and strategic guidance during the initial scheme design stage it is recommended that the Beckenham Town Centre Working Party is reconvened. This group will help to inform the direction of the scheme development as well as wider consultation and communication programme.
- 3.4 Ahead of TfL commencement timescale, Council Officers will be working on project mobilisation, including setting out project governance to ensure a high level of urban design. Officers will also continue discussion with key stakeholder such as South Eastern and Network Rail for design solutions for Beckenham Junction Station forecourt area. Progress on this project will be reported to future committees.

4. POLICY IMPLICATIONS

- 4.1 Work delivering the Town Centres Development Programme is entirely consistent with Policy Objectives set out in Building A Better Bromley 2011-2012 and the Renewal & Recreation Portfolio Business Plan 2013/14. The work of the Renewal team links to the Building a Better Bromley priorities by working towards the provision of Vibrant and Thriving Town Centres.

5. FINANCIAL IMPLICATIONS

- 5.1 A sum of £233k was set aside by Members to fund the Town Centre Development Programme. To date £100K has been spent leaving a balance of £133K available to fund specialist advice for the remaining part of the process.
- 5.2 On 16 December 2013, TfL confirmed that the bid for Beckenham Town Centre had been approved and that £164k had been allocated for 2014/15 to fund the design work. TfL require specific 'gateways' to be met by the design work before the £2.181m balance of funding will be released. Full Council on 2 December 2013 agreed to add the Beckenham Town Centre Improvement Scheme, with a total estimated cost of £3.257m, to the capital programme.

Non-Applicable Sections:	Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	NA

Drr14/009 APPENDIX 1 Town Centres Individual Site Updates – January 2014

Site	Lead Officer	Background	Position Statement
<u>Bromley</u>			
Site A: Bromley North	Network Rail The Council Linden Homes Lead: KM	The Council has received the judgement with regards the Statutory Challenge to Policy OSA. An Order was issued that quashes Policy OSA in its entirety. It requires the Council to prepare, publish, consult upon and promote a new policy for the OSA site. It is proposed that this be dealt with in the forthcoming Local Plan, as it is at an appropriate stage of development.	Position A strategic option to re-examine land uses for the redevelopment of the Bromley North Station site was included in the papers approved for consultation purposes by the LDF Sub-committee. Work is progressing on the formulation of policy options including undertaking supporting massing and viability assessments. The results of which will inform the drafting of Local Plan draft policies. TfL have completed an economic and design feasibility and viability assessments of a number of options. Officers are continuing to work with TfL to examine how these options can be further developed.
Site B: Tweedy Rd	The Council Lead: KM /HH	The AAP states that the site could accommodate a scheme for around 70 residential units.	Position The site is currently being used as a (temporary) compound for storing materials and plant relating to Bromley North Village for a two year period.

<p>Site C: Town Hall</p>	<p>The Council Lead: HH</p>	<p>Site allocated for mixed use development comprising Hotel and/or offices.</p>	<p>Position Contracts have now been exchanged with the Cathedral Group based on their proposal to convert the Town Hall to a hotel, conference centre and associated restaurants.</p> <p>Cathedral aim to submit their planning application within 6 months of entering into the conditional contract. They aim to open the hotel and conference centre in the Spring of 2016.</p>
<p>Site F: Civic Centre</p>	<p>The Council Lead: HH</p>	<p>Following a review of the options, it has been agreed that in the short term, up to 2015, the Council will concentrate on meeting its accommodation needs through the more efficient use of the campus site, undertaking limited investment in maintenance.</p> <p>Anne Springman and Joseph Lancaster blocks have been vacated.</p>	<p>Position A report on options for the short term use of Ann Springman and Joseph Lancaster blocks is being prepared.</p>
<p>Site G: West of High street</p>	<p>Various Lead: KM</p>	<p>Major site in the AAP, allocated for mixed use development incorporating residential, retail and community and health facilities. AAP Inspector recommended that a Masterplan should be prepared for the site and adopted by the Council as supplementary planning guidance.</p>	<p>Position Officers are continuing to work with Muse Developments on agreeing a viable scheme proposal and partnering arrangements that will deliver the Council's objectives. Muse are amending their original scheme design following the commencement of the Crest Nicolson residential scheme in Ringers Road. Officers are working with Muse to work up and evaluate this alternative proposal and this work should be completed by the end of March 2014.</p>

<p>Site J: Bromley South</p>	<p>Network Rail Lead: KM</p>	<p>Network Rail is improving the station, in particular; access. Improvements will cover drop off facilities, disabled access, internal layout, repairs and refurbishment of the building.</p>	<p>Position</p> <p>Timescale:</p> <p>A permanent kiss and drop off point on the Waitrose access road has been completed as part of the Outer London Fund round 2 allocations.</p> <p>The development potential of the station site is being reconsidered as part of the Local Plan review, which will include supporting massing and viability assessments. The results of which will form part of the Local Plan draft policy development.</p>
<p>Site K: Westmoreland Road car park</p>	<p>The Council Lead: HH</p>	<p>Mixed use development site comprising cinema, A3/4/5 uses, residential, hotel and re-provision of public car parking. Cathedral Group selected as the Council's development partner in December 2008 after a competitive process. The proposal includes a multi-screen cinema, 200 residential units, 130 bedroom hotel, restaurants and cafes, plus associated parking and public realm enhancements.</p>	<p>Position</p> <p>Work is progressing in accordance with the programme plan and is due for completion by Autumn 2015.</p>

<p>Site L: Former DHSS</p>	<p>Land Securities /Trillium Bromley Christian Centre.</p> <p>Lead: KM</p>	<p>The AAP Policy seeks a comprehensive redevelopment of the Crown Buildings and the adjacent Bromley Christian Centre Site. The Policy seeks a mixed use scheme including hotel, residential and replacement of office floorspace.</p>	<p>Position</p> <p>Planning Permission for the redevelopment of the site for a mixed use residential and office scheme was,(subject to a Planning Agreement and GLA referral) approved by the Development Control Committee on 6th October 2013.</p> <p>Telereal Trillium, the owners of the Crown Buildings have sold the site to the Education Funding Agency. The EFA are proposing to use the site to house a 3 form entry bi-lingual (French) primary school commencing in September 2014.</p>
<p>Bromley North Village</p>	<p>Lead: KM</p>	<p>In support of transformational public realm improvements an Area Based bid to the Transport for London, as part of the Mayor's 'Great Spaces' initiative, has been successful in providing access to £3.3M .</p> <p>£1.5m has been allocated in the Council's Capital Programme 2012/13 in support of this project and a further £800k has allocated from round 2 of the Outer London Fund.</p>	<p>Position</p> <p>Works are underway and on-schedule in East Street and Market Square. However, the issue with the water main in the High Street has caused some programming issues.</p> <p>Thames Water will commence replacing the main from 13th January 2014, which is scheduled to take 3 months. The remaining works are being reprogrammed to 'catch up' and to reduce the impact of road closures.</p> <p>Additional gangs will be utilised where possible and currently the scheduled finish remains as winter 2014.</p>

Orpington

<p>Orpington Town Centre</p>	<p>Lead : KM</p>	<p>Planning permission has been granted for a mixed use scheme, including a cinema and retail units, on the site of the Crown Buildings, which have been demolished.</p> <p>Orpington Police Station (Police Training facility), is currently available for redevelopment.</p>	<p>Position</p> <p>The new owner of the Walnuts are seeking to implement a comprehensive improvement programme for the Walnuts Shopping Centre which will see Crown Buildings redeveloped for additional retail floorspace and a cinema. Planning permission has been granted for the scheme. Authority has been obtained to sell the Council's freehold interest in an area adjoining Crown Buildings which is required for the scheme. The Crown Buildings have been demolished.</p> <p>Berkeley Homes are in the process of completing the purchase of the Police Station site with a view to developing a mixed-use scheme comprising residential and a health and well-being centre. Officers are advising on the best way to bring this scheme forward.</p>
<p>The Priory</p>	<p>Colin Brand</p>	<p>The Council were successful in a first round application to the Heritage Lottery Fund and have received a development grant to work up detailed designs and plans to support a second round application, due in December 2013.</p>	<p>Position:</p> <p>After reviewing project progress and the results of survey work undertaken to date, the Council's Executive Committee requested that the business case for this project be reviewed and a further report brought to a future meeting of the Executive.</p>

Beckenham

Public Realm Improvements	Lead: KM	<p>The Draft Local Implementation Plan (LIP), submitted to TfL in December 2010, indicates that, following the implementation of the Bromley North Village project, the Council envisages that Beckenham town centre would potentially be the subject of a future Major Schemes bid.</p> <p>This is supported by the inclusion in the LIP of an indicative sum of £150k of TfL funding for scheme development in 2013/14.</p>	<p>Position:</p> <p>See main report for full update.</p>
Penge			
Penge Renewal Strategy	Lead: Colin Brand	Renewal Strategy has been published.	<p>Position:</p> <p>The lease of the property in Green Lane identified for the new library has been completed and design work is being progressed. Timescale: A potential opening of May/June 2014</p>
West Wickham			

West Wickham	Lead: Kevin Munnelly	The WW&BCTWP were consulted on a range of possible improvements to the town centre.	Position: TfL have agreed to fund the replacement of lamp columns and the improvement of the Swan Junction. Officers have commissioned Mott MacDonald to undertake a study of the design of the junction. Outline options have been considered by stakeholders and currently detailed design are being undertaken and again these will be consulted on.
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Office and Employment Floorspace.

Office Floorspace	Lead Various	<p>The AAP makes provision for 7,000 sq metres of additional office floorspace in the Plan period. This was allocated on Opportunity Site A (2,000) and Opportunity Site C (5,000).</p> <p>Given the revised policy position for Site A and the possibility that Site C could be redeveloped as a hotel, there is a concern that there could be insufficient provision made for future office employment growth in the town.</p> <p>DTZ were commissioned to produce a Retail, Office, Industry and Leisure Study, which informed the production of policy options for the Local Plan consultation which was carried out in Autumn 2012. These options examined the future supply and demand for employment floorspace and current and future designation of employment sites.</p>	Position: The Development Control Committee at their October meeting approved a proposal to promote an Article 4 Direction on offices in Bromley town centre to restrict their permitted development right to convert to residential. It is proposed that the Direction should be applied to enhanced Business Improvement Areas centred around Bromley South and Bromley North Rail Station, where a majority of the Class A office floorspace is located. These enhanced Business Improvement Areas were endorsed by DCC on 7 th January and the Executive on 15 th January 2014.
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Councillor Peter Morgan
Portfolio Holder for Renewal & Recreation
LONDON BOROUGH OF BROMLEY

Free Schools CfBT Trust
60 Queen's Road
Reading, RG1 4BS

19th December 2013

Dear Sirs,

Stage One Bromley Bilingual School Consultation

Thank you for the opportunity to respond to Stage One of the Bromley Bilingual School consultation. We have focused our consultation response on the proposed location of the school in respect to the adopted planning framework for the site and implications for wider town centre development.

Planning and Development Issues

The Westmoreland Road site proposed for the new school is designated an Opportunity Site within the Adopted Bromley Town Centre Area Action Plan (AAP 2010). The Plan, through a combination of site allocations and specific policy requirements, seeks to make provision for planned growth and development over the next 15 years in order to strengthen Bromley's competitive position. The Plan has been through rigorous public consultation and an independent public examination in front of a planning inspector before being adopted by the Council in October 2010.

Policy OS1 of the AAP acknowledges that the Westmoreland site could play a key role in the re-provision of high quality office floor space, which is needed to provide balance growth in the town centre. In terms of supply, there is a marked deficit in quality Grade-A space and this lack of Grade A stock is an on-going disincentive to investment and employment growth in Bromley. Over the course of the last three years Council officers have negotiated with the previous site owners to agree an acceptable development land use mix for this site that included offices and this was approved by the Council Planning Committee on 8th October 2013. If this development were to have come forward it would have represented the first major office development in the town for over 20 years and would have consolidated Bromley South as the Borough's principle office location. The failure to bring forward this site for offices uses will have a negative impact on how the market views Bromley as a viable office location and represents a wasted opportunity to support balanced employment growth in the town.

Highways Issues

Policy BTC23 of the AAP safeguards land within the selected site as the only southern approach to the Town Centre. The safeguarded land is for transport and bus priority improvements at the Masons Hill/Westmoreland Road junction (map attached). The AAP and supporting Transport Strategy make clear that transport improvements are required for the implementation of Phase Three of the AAP which focus on providing better quality retail shops in a new development west of the High Street. The need for such improvements has become even more pressing with the recently approved plans for the expansion of both Croydon town centre and Bluewater. Given this, the southern approach is absolutely vital to upholding the AAP policies and maintaining the Town Centres prosperity.

The Southern Approach junction is currently over capacity. The Council's modelling has shown that in both the weekday AM peak and PM peak, and Saturdays, the junction is severely over capacity by as much as 72% and virtually all the arms of the junction experience severe traffic congestion at some point, notwithstanding any generated traffic from the proposed school development.

As part of the previous planning permission granted for the site on 8th October 2013, officers negotiated with the applicant a design for the junction, which would have significantly reduced to levels where traffic congestion would still exist, but would be much less severe. A preliminary assessment by the Council's Highway Engineers has suggested that it would prove difficult to accommodate these improvements and retain the current building line without undertaking significant and expensive development works.

In addition to the general traffic congestion issue above, there is the addition impact of the proposed school development itself. Experience with the majority of schools across the Borough suggests that a significant proportion of children will arrive by car. This would place additional pressure on the junction. It is understood that the school is likely to be 3FE, plus around 60 staff, meaning there could be in excess of 200-275 vehicle movements associated with the development based on 40-45% car mode share, which is based on the mode share in all Bromley Primary schools from surveys undertaken by the Council. Given the likely in-take area for this school, this is probably a conservative estimate.

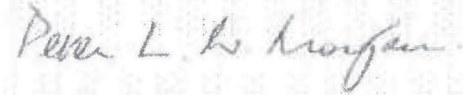
The Council is currently unaware of the School's proposal to deal with any parking impacts as it has not submitted any scheme details to the Council for comment. However, given the junction layout and site access point there is a concern that site servicing and drop off parking could be a major issue. There is a concern that given the number of vehicles loading and unloading trips generated these may not be able to be accommodated on local roads, and would be totally unacceptable on Westmoreland Road or Masons Hill anywhere near the junction. Again experience suggests that parents routinely ignore traffic and parking legislation in order to pick up/set down their children.

School Places

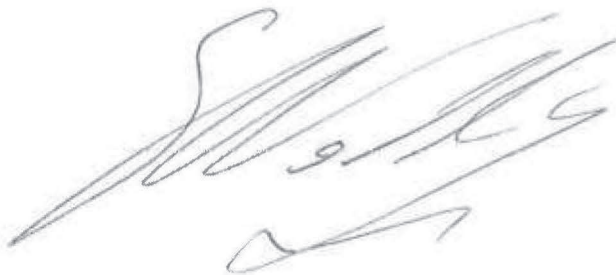
The Council acknowledge that the that new school places proposed at the Bromley Bilingual Free School, along with those proposed at Harris Shortlands Primary Free School and Harris Beckenham Primary Free School could make an important contribution to the provision of sufficient school places across the Borough from September 2014 onwards. The Council is supportive of Free School developments in the Borough and has been keen to work with potential providers to identify suitable sites. For example we have worked closely with the promoters of the Harris Shortlands Primary Free School and by agreeing Heads of Terms on a lease of the former Kingswood House to Harris, we have enabled the redevelopment of the site as a new school. However, the view of the Council is that 1 Westmoreland Road is not suitable for a 3FE primary school, located as it is on a major road junction and on a site allocated as a key development site in the town planning framework. If the Council had been consulted on the proposal prior to the Education Funding Agency deciding to purchase we would have expressed our concern that this site is not appropriate for this use.

Thank you again for the opportunity to comment on your phase one consultation and we would welcome the opportunity to discuss this matter further.

Yours sincerely



Councillor Morgan
Portfolio Holder for Renewal & Recreation



Councillor Wells
Portfolio Holder for Education

CC Councillors Stephen Carr & Colin Smith

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Report No.
CSD14007

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: Renewal and Recreation PDS Committee

Date: 28 January 2014

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

Title: **RENEWAL AND RECREATION PDS COMMITTEE WORK PROGRAMME 2013-14**

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

Chief Officer: Mark Bowen, Director of Corporate Services

Ward: N/A

1. Reason for report

1.1 This report updates the Committee's work programme.

2. **RECOMMENDATION**

2.1 The Committee is invited to review its work programme.

Corporate Policy

1. Policy Status: Existing policy. PDS Committees are encouraged to review their work programmes.
 2. BBB Priority: Excellent Council.
-

Financial

1. Cost of proposal: No cost
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Democratic Services
 4. Total current budget for this head: £367,636
 5. Source of funding: Existing 2013/14 revenue budget
-

Staff

1. Number of staff (current and additional): There are 10 posts (8.55 fte) in the Democratic Services Team.
 2. If from existing staff resources, number of staff hours: Preparation of the Work Programme report can normally be expected to take 2-3 hours
-

Legal

1. Legal Requirement: No statutory requirement or Government guidance.
 2. Call-in: Not applicable. PDS Report.
-

Customer Impact

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

Ward Councillor Views

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

3. COMMENTARY

- 3.1 Each PDS Committee has a responsibility to develop and review its work programme balancing the key roles of:
- Holding the Executive to account;
 - Policy development and review; and,
 - External scrutiny.
- 3.2 The Committee is invited to consider its work programme having regard to guidance at Section 8 of the Scrutiny Toolkit and in consultation with the Renewal and Recreation Portfolio Holder and Chief/Senior Officers.
- 3.3 The Committee's Work Programme for January-April 2014 is attached at **Appendix A**.

Non-Applicable Sections:	Policy/Financial/Legal/Personnel
Background Documents: (Access via Contact Officer)	Previous Work Programme reports.

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Report Title	Report Author	PH Decision (Yes/No)	Referred	
			From	To
Bromley Economic Partnership - 14 January 2014				
Renewal and Recreation Policy Development and Scrutiny Committee - 28 January 2014				
Matters Arising from Previous Meetings	LT	No		
Budget Monitoring 2013/14	CM	Yes		
Capital Programme Monitoring – 2 nd Quarter 2013/14	MR	Yes		
Land at Snag Lane, Cudham - Proposed Article 4 Direction	TB	Yes		
Article 4 Direction – Station Square, Petts Wood	TH	Yes		
Change of Use from Offices to Residential in Parts of Bromley Town Centre - Proposed Non-Immediate Article 4 Direction	JK	Yes		
Beckenham Conservation Areas	RB	Yes		
R & R Budget Monitoring 2014/15	CM	No		
R & R Business Plan 2013/14 Monitoring Report for Quarter 3	HJ	No		
Town Centre Management Update Report – January 2014	MP	No		
Town Centres Development Programme Update	KM	No		
R&R PDS Work Programme	LT	No		
Renewal and Recreation Policy Development and Scrutiny Committee - 1 April 2014				
Matters Arising from Previous Meetings	LT	No		
R & R Budget Monitoring 2014/15	CM	Yes		
R & R Business Plan 2013/14	HJ	Yes		
Town Centre Management Update	MP	Yes		
Town Centres Development Programme Update	KM	No		
Quarterly Enforcement Planning Report	JK	No		
Chairman's Annual Report	Chairman	No		
Scrutiny of the agenda for Bromley Economic Partnership				
R&R PDS Work Programme	LT	No		

Report Title	Report Author	PH Decision (Yes/No)	Referred	
			From	To
Information Briefing - Contracts Register Report	C Pimm	No		
Bromley Economic Partnership - 9 April 2014				
Other Items to be Scheduled				
Orpington Leisure Centre - Roof (post-completion report)				
Anerley Town Hall				

Agenda Item 13

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