

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held at 7.30 pm on 19 April 2022

Present:

Councillor Alexa Michael (Chairman)
Councillor Yvonne Bear (Vice-Chairman)
Councillors Vanessa Allen, Julian Benington,
Nicholas Bennett MA J.P., Katy Boughey, Peter Dean,
Simon Fawthrop, Hannah Gray, Christine Harris,
Samaris Huntington-Thresher, William Huntington-Thresher,
Charles Joel, Josh King, Tony Owen and Richard Scoates

103 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Councillor Michael Turner and Councillor Colin Hitchins. Councillor Nicholas Bennett and Councillor Hannah Gray attended as their respective substitutes. Apologies were also received from Councillor Kieran Terry.

104 DECLARATIONS OF INTEREST

There were no additional declarations of interest.

105 QUESTIONS FROM MEMBERS OF THE PUBLIC

Four questions were received. These are attached at **Appendix A**.

106 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 9 MARCH 2022

The minutes of the meeting held on 9 March 2022, were agreed and signed as a correct record.

107 (21/04851/FULL1) - WEST WICKHAM LIBRARY, GLEBE WAY, WESTWICKHAM, BR4 0SH

Description of Application - Refurbishment and extension to West Wickham library including a new cafe and community space; redevelopment of the car park site on Croft Avenue to provide a mews of 6 houses comprising 12 flats (6 x 1 bed and 6 x 3 bed) and a detached three storey block of flats comprising 14 units (3 x studio and 11 x 1 bed); with associated bike and bin stores, car parking, ancillary space and private and communal amenity space and alterations to the access road.

The Planning Officer gave a brief presentation, providing an overview of the application and update on the report.

Oral representations in support of the application were received from the Architect/Planning Consultant who gave the following responses to Member questions:-

- As part of the pre-application process consideration had been given to different site layouts. The current proposal was put forward as a result of the reduced impact on neighbouring properties and reduced overlooking/overshadowing.
- Were permission to be granted, tender material would be developed in 2022 with site preparations in December 2022. It was anticipated that the overall build time would be 18 months with completion in Spring 2024.
- In terms of electrical vehicle charging, the proposals reflected minimum requirements. However, all spaces could be upgraded.
- In relation to light pollution, the design of the scheme did not include excessive additional lighting. Details of what time the lights in the library would be turned off had yet to be discussed.
- In terms of the design, the aim was to deliver a contemporary new look through the use of modern and innovative materials. Screens provided shade and detailing, and the proposed extension was powder coated.
- There was provision of two separate public and accessible toilets on the ground floor of the library.
- A transport statement had been submitted via a consultant and this demonstrated that the service road was wide enough to accommodate service vehicles and refuse trucks and that there was adequate turning space.
- Car parking surveys had been conducted as part of the transport statement and discussions with the Council's Transport Department had confirmed that car parking provision was adequate.
- There was currently no parking provision for occupants of 105 Station Road and no requirement for the specific provision of parking for this site however this could be considered in the future.
- The car park behind the library was for residents of the development although the library had existing car park provision.
- In terms of the mix of units, the market was currently providing 2-bed units. Consequently, the Council had sought a concentration of 1 and 3-bed units to fill the gap.
- Wheelchair units were accessible via a lift.

The Chairman reminded the meeting that neither Ward Councillor could move or second a motion as they were both acting as alternates. Committee Member and Ward Member Councillor Bennett opened the debate recognising that there was a social duty to address the problem of homelessness across the Borough. That said, Councillor Bennett confirmed that he still had concerns around the proposed layout of the development and insufficient car parking provision for the 26 units on the site.

Committee Member and Ward Councillor Hannah Gray expressed support for the scheme which provided good public facilities although concerns remained around insufficient resident car parking.

Councillor Fawthrop recognised that there was a lot to recommend the scheme but noted that there were details to be resolved such as the layout of the development, light pollution and the hours of operation for the library. Consequently, Councillor Fawthrop proposed that consideration of the application be deferred to enable these details to be resolved.

Councillor Peter Dean supported the application and moved that permission be approved as recommended. Councillor Josh King seconded the motion to approve expressing support for the proposal to extend West Wickham library and for the provision of affordable housing.

Councillor Vanessa Allen noted the explanation provided by the architect concerning the proposed layout of the development and that the layout had been arranged to minimise overlooking. The proposals had gone through the pre-application process and in addition a presentation had been provided for Councillors.

Councillor William Huntington-Thresher noted that any changes to the layout of the development may increase overshadowing. The proposal before the Committee was adequate and there was a need to move forward with the scheme.

In response to a question, the Planning Officer reported that there were three other car parks in West Wickham, all within a 10-minute walk of the development. It was also noted that the proposed parking was policy compliant.

Members having considered the report, objections and representations, RESOLVED that PERMISSION BE GRANTED subject to a transfer of funds as recommended and subject to the conditions and informatives set out in the report of the Assistant Director, Planning.

108 HERITAGE AT RISK UPDATE Report DRR000000

The Heritage at Risk Register included historic buildings and sites at risk of being lost through neglect, decay or deterioration. There were currently 25 heritage assets within Bromley included on the latest iteration of the register. The report provided an update on these assets where information was available. The report had been prepared for the meeting of the Renewal, Recreation and Housing Policy Development and Scrutiny Committee (RRH PDS) on 16 November 2021 with the update in Table 1 reflecting the known situation with Bromley's 'Heritage at Risk' assets as of November 2021. An extract from the minutes of the RRH PDS meeting on 16 November 2021 was provided at Appendix 1.

The Committee noted the report and received updates concerning some of the specific sites listed. Members noted that in some cases urgent action was required. The Principal Conservation Officer reported that enforcement action could be taken and it was valuable to have the support of Historic England.

Members requested that in future a more focused report be presented to Members. The report should set out any action that needed to be taken, the timeframe for any action and who was responsible for delivering the necessary work. It was also suggested that it would be helpful for the report to include a photograph of each of the assets on the Heritage at Risk register, the date the asset went on to the register, a record of correspondence with owners of assets, dates of any meetings that had been held and a summary of any major changes to the register since the last update to Members.

RESOLVED: That the updates on various sites within Bromley that are included on the Historic England 'Heritage at Risk' register be noted.

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

RESOLVED that the Press and public be excluded during consideration of the items of business referred to 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.

**The following summaries
refer to matters involving exempt information**

**110 URGENT BUILDING PRESERVATION NOTICE
Report HPR2022**

RESOLVED: That the report be considered as a matter of urgency in view of the potential threat of demolition to a significant building.

The Committee considered the report and supported the recommendations.

CHAIRMAN'S CONCLUDING REMARKS

Noting that this was the final Development Control Committee meeting of the 2018-2022 Council term, the Chairman thanked Members and Officers for their commitment and input over the years. In turn, the Committee thanked the Chairman for her hard work in what had been some challenging meetings over the year.

The Meeting ended at 8.57 pm

Chairman

DEVELOPMENT CONTROL COMMITTEE 19 APRIL 2022

THE FOLLOWING QUESTIONS HAVE BEEN SUBMITTED FOR WRITTEN REPLY

1. From Mr James Brown

Why, on 17 February 2022, did Bromley Council approve felling three mature trees at South Eden Park Road, despite Bromley's "biodiversity species action plan" for bats? The council officer's report noted the trees, which were covered by a TPO, were potential roosts for bats.

Reply:

The Plans Sub-Committee No. 2 on 17th February considered the Planning Officers' report, which included reference to the potential for loss of habitat, and also listened to representations from the applicant and two of the ward councillors. It was the view of the Sub-Committee, having considered all the information before them, that the benefits of securing thirty-two oak trees outweighed the removal of the three horse chestnut trees.

2. From Mrs Lynn Sharman

Can the committee please explain that given the planning application for the walnuts has been rejected three times and Bromley council own the walnuts why are Areil being allowed to remove shops from the walnuts and install hope church in three units? This does not enhance Orpington when nothing settled.

Reply:

The planning application for the Walnuts has been submitted by a third party without any form of agreement with the Council about its land interests. An assessment of all aspects of the application will be made at the time the application comes before the Planning Committee so it is not possible to comment on the merits of any aspect of the proposal before that point.

3. From Ms Carol Pitman

Has an evidence-based planning judgment been made about the need for 'build to rent' homes in Orpington, and how it can meet the housing needs of different demographic and social groups?

Reply:

As part of preparing the Bromley Local Plan, the Council commissioned a Strategic Housing Market Assessment (SHMA) to determine the need for different types of housing. The SHMA considered the role of the Private Rented Sector (PRS) as part of the overall calculation of future housing need, but specific housing need relating to PRS was not set out. Local Plan policies, including those on affordable housing tenure and housing size mix, were informed by the SHMA. There is no specific policy on 'Build to Rent' and housing intended to be privately rented is an acceptable form of housing which would contribute toward meeting the Borough's housing targets.

The Council is at the early stages of a Local Plan review. As part of this review, the Council will need to update its evidence on housing need. The National Planning Policy Framework (paragraph 62) requires assessment of need for a variety of different types of housing, as follows:

"the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes."

The adopted London Plan was informed by a London-wide SHMA, which, as with the Bromley SHMA, considered the role of PRS as part of the overall assessment of housing need. The London Plan includes a specific policy on 'Build to Rent' (policy H11) which is purpose built private rented sector accommodation; however, this is not directly informed by a specific need identified in the London SHMA.

4. Ms Julia Burton

Has the Council carried out its own public consultation into the future of the Walnuts Leisure Centre and Saxon Centre in relation to the Areli's recent development proposals: if so when and where was this held?

It may help to refer to Section 6.9 of the attached report, but here's the relevant extract:

The LB of Bromley Report No. HPR2021/061 - November 2021
Section 6, *Legal Implications*, 6.9 states:

"The report set outs developer public engagement to date, if the Council considers an option that impacts on leisure or other community provision, the Council will need to consider its own public consultation".

Reply:

No.

5. Ms Julia Burton

If the Council is yet to carry out its own public consultation please tell me when it plans to do so?

Reply:

This isn't strictly speaking a planning matter, however if a land deal were agreed in principal with Arelli in return for reprovion of the leisure facilities, then a public consultation would be undertaken.

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