

RENEWAL, RECREATION AND HOUSING POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Minutes of the meeting held at 7.00 pm on 16 June 2021

Present:

Councillor Yvonne Bear (Chairman)
Councillor Gary Stevens (Vice-Chairman)
Councillors Vanessa Allen, Julian Benington, Mary Cooke,
Christine Harris, Charles Joel, Will Rowlands and
Richard Scoates

Also Present:

Councillor Hannah Gray, Councillor Peter Morgan and
Councillor Angela Wilkins

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies were received from Councillor Aisha Cuthbert - Councillor Mary Cooke attended as substitute.

2 DECLARATIONS OF INTEREST

Councillor Yvonne Bear asked the Committee to note that, in her previous role as Executive Assistant to the Renewal, Recreation and Housing Portfolio Holder, she had been closely involved in the development of the draft Economic Development Strategy.

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

Three questions for oral reply were received at the meeting. A copy of those questions, together with the Chairman's responses can be viewed as Appendix A to these Minutes.

4 MINUTES OF THE RENEWAL, RECREATION AND HOUSING PDS COMMITTEE MEETING HELD ON 30 MARCH 2021

RESOLVED that the minutes of the meeting held on 30 March 2021 be confirmed as a correct record.

5 MATTERS OUTSTANDING FROM PREVIOUS MINUTES

Report CSD21072

The report set out set out progress against outstanding actions from previous meetings.

RESOLVED: that the report be noted.

6 PRE-DECISION SCRUTINY OF RENEWAL, RECREATION AND HOUSING PORTFOLIO REPORTS

The Committee scrutinised the following proposed decisions to be taken by the Renewal, Recreation and Housing Portfolio Holder.

A WOMEN IN REFUGES TENDER

Report HPR2021/036

A contract had been held with Bromley & Croydon Women's Aid (BCWA) since 1st January 2016 for the provision of tenancy sustainment services for women and children fleeing domestic violence. This contract was due to expire on 31st December 2020 as all the extension options were utilised. However due to the pandemic a further 1 year extension was granted and therefore it was now due to expire on 31st December 2021. The report set out a summary of performance outcomes delivered by Bromley & Croydon Women's Aid, over the contract period and the procurement strategy for the future Refuge and Tenancy Sustainment contract.

The Committee was informed that, in the last year, demand for the service had risen and 88 women and 95 children had been placed. Members were informed that the specification allowed for further increases in demand.

RESOLVED: That the Portfolio Holder be recommended to approve proceeding to a competitive tender, via an open tender process, for the provision of Tenancy Support and Sustainment services for women in refuge for a contract period of five years; the estimated cost of the proposed contract is £131k per annum with a total contract value of £655k.

B PROPOSED NON-IMMEDIATE ARTICLE 4 DIRECTIONS TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR USE CLASS E TO RESIDENTIAL USE

Report HPR2021/024

Members considered the making of 46 non-immediate Article 4 Directions to withdraw the Part 3, Class MA permitted development (PD) rights which allowed premises in Use Class E to change to residential use. These

Directions would apply to a number of designated retail, service, office and industrial areas set out in the Bromley Local Plan. The Directions would come into force at least 12 months after being made, subject to confirmation by the Renewal, Recreation and Housing Portfolio Holder after taking account of representations received.

The areas selected for the Directions were locations identified in the Local Plan which would help to ensure that provision of retail in the Borough was maintained and that office and industrial floorspace was protected. Protecting these areas would help ensure provision of floorspace for jobs growth and for provision of essential retail and services for the Borough's residents, workers and visitors. The Article 4 Directions would have a positive benefit on local amenity and wellbeing.

It was noted that this report had been considered and supported by Development Control Committee on 20th May 2021.

RESOLVED: That the Portfolio Holder be recommended to authorise the making of 46 non-immediate Directions (covering the areas described in paragraph 3.41 of the report) to withdraw the permitted development rights granted by Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2; the Directions will come into force 12 months from the day on which they are made, if they are subsequently confirmed following public consultation.

C CONFIRMATION OF IMMEDIATE ARTICLE 4 DIRECTION TO REMOVE PART 1, CLASS AA PERMITTED DEVELOPMENT RIGHTS FOR UPWARDS EXTENSIONS IN THE PETTS WOOD ASRC

Report HPR2021/026

The report sought confirmation of an immediate Article 4 Direction to withdraw the permitted development (PD) right which allowed the enlargement of dwelling houses by up to two storeys. The immediate Direction applied to the Petts Wood Area of Special Residential Character (ASRC), as designated in the Bromley Local Plan (January 2019). The Direction came into force on 23 February 2021 but, to remain in force, it had to be confirmed by 23 August 2021 by the Renewal, Recreation and Housing Portfolio Holder, after taking account of any representations received.

ASRCs were areas which added significant character and distinctiveness, linked to adopted policy in the Local Plan. The Article 4 Direction would help to protect this character and distinctiveness which was a positive benefit for local amenity.

In line with the requirements of legislation, representations on the proposed Directions had been sought. The Council was required to take into account

any representations made before it confirmed the Article 4 Directions. No representations had been received.

The report had been considered and supported by the Development Control Committee on 20 May 2021.

RESOLVED: That the Portfolio Holder be recommended to confirm the immediate Direction before 23 August 2021, to ensure that it remains in force.

7 PRE-DECISION SCRUTINY OF EXECUTIVE REPORTS

The Committee considered the following reports on the Part 1 agenda for the meeting of the Executive on 30 June 2021:

A ADOPTION OF BROMLEY ECONOMIC DEVELOPMENT STRATEGY

Report HPR2021/029

The report set out the Council's first ever Economic Development Strategy (EDS). The strategy had been developed with input from departments across the Council, external stakeholders, the business community and key service delivery partners. The Portfolio Holder introduced the report, focussing on the two key priorities of providing space for the development of offices, warehouses and factories, and providing the digital infrastructure that businesses needed. He stated that the strategy would be a living document - it was important that Bromley was an exciting, attractive and welcoming place for both business and residents, and that its green strategy should fit in with economic activity. He also highlighted the importance of parking to the success of the borough's retail centres, and the need for both good quality large office spaces and smaller, services units suitable for new businesses.

The Committee welcomed the Strategy, and several Members of the Committee had already submitted detailed comments. In response to Member comments, officers confirmed that although an Equalities Impact Assessment had not been carried out these issues had been taken into account in developing the Strategy. The Strategy did not contain detailed financial implications, but officers confirmed that there would be financial implications for some of the projects and initiatives covered in the document.

The Chairman commented that the Strategy needed to be viewed alongside housing, planning and job-creation issues. It should be subject to a thorough review at least every five years, and six-monthly monitoring on progress by the PDS Committee.

The Chairman requested that Members continued to submit their comments on the Strategy to officers – it was agreed that any comments received from

Committee members would be incorporated within the plan and a final draft circulated for approval before the plan went forward to the Executive.

RESOLVED: That the Executive be recommended to approve the formal adoption of the Economic Development Strategy to provide a framework for the economic development of the borough from 2021 to 2031.

B CRYSTAL PALACE SUBWAY RESTORATION WORKS PROCUREMENT

The report provided a progress update on the restoration of Crystal Palace Subway and sought authority in relation to procuring the main contract works for the restoration of the Crystal Palace Subway and progressing the cultural venue project in the event of a successful grant funding bid.

Councillor Angela Wilkins attended the meeting as ward Councillor for Crystal Palace, and urged the Committee to support the proposals. She thanked officers for their efforts in securing grants to finance the project.

It was noted that there was a potential shortfall in funding of £237k – officers were looking at options and the situation would become clearer once tenders were received.

RESOLVED: That the Executive be recommended to

(1) Note the contents of the report, namely information regarding the procurement of the main contract works for the restoration of the Crystal Palace Subway, which is fully funded by grants.

(2) Approve the procurement of the main contract works, noting that the Subway restoration project is already in the Capital Programme, with funding secured.

(3) Approve amendment to the existing Capital Programme for the Crystal Palace Park Subway to reflect revised costs and available funding.

C NEXT STEPS FOR THE CRYSTAL PALACE PARK REGENERATION PLAN

Report HPR2021/031

On 25th March 2021, the Development Control Committee resolved to grant outline planning permission for the Crystal Palace Park Regeneration Plan, subject to legal agreement. The next step in delivering the Regeneration Plan was to develop the shadow S106 agreement, or a similar mechanism, and refer the outline planning application (OPA) to the Greater London Authority. In order to proceed, a drawdown of money was required to appoint an

external planning lawyer and commission reactive support from consultants, AECOM.

Councillor Angela Wilkins attended the meeting as ward Councillor for Crystal Palace, and urged the Committee to support the proposed decision.

RESOLVED: That the Executive be recommended to approve funding for expenditure of up to £65k to develop the legal agreement for the Crystal Palace Park Regeneration Plan OPA which, if the scheme progresses to disposal, will be reimbursed from future Capital Receipts.

D GATEWAY REPORT FOR THE PROVISION OF STATUTORY HOMELESSNESS REVIEWS

Report HPR2021/028

Homeless Households had a statutory right to a review of decisions made by the Council in respect of applications for accommodation and accommodation offered under the provisions of part VII of the Housing Act 1996 (as amended by the Homelessness Act 2002). The process for conducting such reviews was set out in the legislation under s202, part VII of the Housing Act 1996 and required that reviews were conducted by someone independent of the original decision and sufficiently senior to the person making the original decision.

Legal Advice confirmed that the decision to contract out the statutory homelessness reviews function must be agreed by Executive in order to comply with the Homelessness legislation and accompanying statutory order in relation to the reviews function. Executive previously confirmed this agreement in 2016 (Report CS17045) and were asked to confirm continuation of this arrangement.

The current contract for statutory housing reviews commenced on 1st June 2017 for three years with the option to extend for a further two years, which was utilised. The contract expired on 31st May 2022. It was proposed to retender this provision as set out in sections 6 and 10, subject to Executive agreement on the principle of contracting out.

In response to a question about at what point it would be feasible to return to internal provision, officers confirmed that there were not likely to be enough reviews to make employing an additional member of staff feasible, and the contract allowed for an increase of 30-40% in the numbers of reviews.

RESOLVED: That the Executive be recommended to:

(1) Continue to contract out the statutory reviews function under the

terms set out in this report.

(2) Note the intent to tender the statutory housing reviews requirement, subject to Executive approval on the principle of contracting out, for a 4 year contract with an option to extend for a further 2 year period at an estimated whole life value of £120k.

E ARTICLE 4 DIRECTION - HOUSES IN MULTIPLE OCCUPATION

Report HPR2021/025

This report contained information relating to Houses in Multiple Occupation (HMOs) and the nature and scale of HMOs in Bromley. The report set out the options available for controlling HMOs in the Borough and whether such options were justified given the available evidence. The report had been considered by Development Control Committee on 20th May 2021 and the Committee had supported introducing a non-immediate borough-wide Article 4 Direction covering the whole borough, and an immediate Article 4 Direction covering Biggin Hill and Darwin wards. The Committee had also requested that the licensing arrangements for HMOs be reviewed, and it was confirmed that officers were doing this.

Councillors Benington and Scoates, as ward members for Biggin Hill and Darwin respectively, spoke in support of an immediate Article 4 Direction for their wards. Councillor Benington stated that there was limited public transport and community facilities in the area and in one small part of his ward there were already 13 HMOs, with another 7 expected, mostly owned by a single company.

Officers confirmed that an Article 4 Direction could only control the future development of HMOs by requiring that planning permission be obtained. If an immediate Article 4 Direction was imposed there was a risk that potential developers could claim compensation from the Council if permission was refused.

RESOLVED: that the Executive be recommended to consider the imposition of a non-immediate borough-wide Article 4 Direction to control HMOs, with an immediate Article 4 direction covering Biggin Hill and Darwin wards.

F DESIGNATION OF SHORTLANDS VILLAGE CONSERVATION AREA AND EXTENSION OF BROMLEY TOWN CENTRE CONSERVATION AREA

Report HPR2021/023

Members considered the designation of the Shortlands Village Conservation Area and an extension of the Bromley Town Centre Conservation Area. The proposed boundaries were informed by an independent assessment and were subject to public consultation between August and October 2020. Details of the representations received and how they had been addressed were set out in the report. The report had already been considered by Development Control Committee, which had supported the proposals, including the Golf Course within the proposed Shortlands Conservation Area.

Councillor Mary Cooke addressed the meeting as ward member for Shortlands, expressing the view that the Golf Club should not be included within the Conservation Area. She considered that the Golf Club was well-run and maintained its land responsibly, and there was no benefit for including it in the Conservation Area.

The Chairman invited Professor Bernard Williams to address the Committee on behalf of the Golf Club. He stated that being in a Conservation Area would impose additional burdens and bureaucracy on the club, which would have to apply for permission each time it needed to carry out work on any of its trees. The land was private with no public access, it was well-maintained and the Metropolitan Open Land designation gave a high level of protection from development.

Officers confirmed that a rolling five year management plan could be agreed covering all trees on the Golf Course – a similar arrangement was already in place at Langley park Golf Course. The benefits of including the Golf Course were set out in the report – although the course was well-maintained at present it was impossible to know if less responsible owners might take over at some point in future. If a replacement club house was sought, being in a Conservation Area would ensure that a replacement building was to a high standard of design and amenity.

RESOLVED: That the Executive be recommended to approve the designation of the Shortlands Village Conservation Area and the extension of the Bromley Town Centre Conservation Area as recommended.

G BUILDING COUNCIL HOUSING PROGRAMME (PART 1)

Report HPR2021/037

The report provided an update on the Phase One sites within the Council's housing delivery programme (these were 'live' sites that had already obtained planning consent and/or were under construction), including a supplementary capital estimate request. The report provided a high-level update on three sites (West Wickham Library and Car Park, Beckenham Car Park and Bromley North) that had been identified for feasibility works to test their suitability for being included within Phase Two of the Council's housing

delivery programme, as well as providing an update of housing units being purchased.

The Committee noted that in paragraph 6.2.3 of the report regarding the Beckenham Car Park proposals, Beckenham Public Hall had been referred to in error and the report should instead have referred to Venue 28.

It was confirmed that when completed, the properties would be owned by the Council, but management would be outsourced.

RESOLVED: That the Executive be recommended to -

(1) Review and note the contents of this report in relation to the update on Housing Delivery Programme's Phase 1 sites which have planning consent and/or are under construction.

(2) Review and note the contents of this report in relation to the updates provided for West Wickham Library & Car Park site and Beckenham Car Park site which are identified as potential Phase 2 sites for the Housing Development Fund (as set out in Sections 6.1 and 6.2 of this report), noting that Officers will provide Members of the Executive with a comprehensive update report on these September 2021.

(3) Approve the use of £130k S106 funds for additional costs relating to Anerley and Bushell Way developments.

(4) Approve the allocation of £620k from the Housing Investment Fund for the estimated costs to proceed to planning for the three sites at West Wickham Library and Car Park, Beckenham Car Park and Bromley North.

(5) Approve the further recommendations set out in the Part 2 report.

H YORK RISE - ORPINGTON

Report HPR2021/032

The report provided update on scheme development and sought approval to award a direct contract award to Module-AR under the LHC, NH2 procurement framework to proceed with residential development of 35 homes at York Rise, Orpington, BR6 8PR, subject to planning permission. Additional funding was required for the project as a more permanent style of building was now proposed, although still using modular construction.

Councillor Charles Joel read out a statement on behalf of the Farnborough and Crofton ward councillors. They were concerned about the four storey element of the development, and the need for more car parking spaces. Officers confirmed that the intention was to maximise the provision of housing to reduce housing needs, and that the proposal complied with the updated London Plan, but that six car parking spaces would be provided on adjoining

Mytime land. The Committee was informed that efforts would be made to negotiate an increase to ten spaces, and on this basis supported the proposals.

RESOLVED: That Executive be recommended to

- (1) Note the progress of the project as set out within this report.**
- (2) Recommend that Council approves a supplementary capital estimate of £2.1m.**
- (3) Recommend that Council approves the revised financing of the scheme as set out in paragraph 14.10 including an internal loan from the General Fund to the Housing Revenue Account of £6,064k.**
- (4) Approve a direct contract award to Module-AR for a total contract value estimated at £8.1m, using the LHC, NH2 Framework, for a design and build contract of housing at the site, as set out in para 9 of this report.**
- (5) Authorise an appropriation of the Council's interest in the land shown edged red on the plan at Appendix A for planning purposes under section 122 of The Local Government Act 1972 and section 237 of the Town and Country Planning Act 1990, both as amended.**
- (6) Delegate authority to the Director of Corporate Services to deal with all necessary legal arrangements to effect and bring into implementation the appropriation set out in this report.**
- (7) Delegate authority to the Director of Housing, Planning and Regeneration in consultation with the Portfolio Holder to take all of the necessary steps to appropriate the site shown in the plan at Appendix A for housing purposes to be accounted for in the Housing Revenue Account (HRA)**
- (8) To delegate authority to the Assistant Director of Highways to adopt the road, subject to planning permission; following initial discussions with LBB highways officers, given that the York Rise site was a Council development it had been agreed that the road would be adopted subject to it being built to appropriate standards.**
- (9) Approve the utilisation of £758k Section 106 contributions.**

I BECKENHAM PUBLIC HALL LEASE DISPOSAL

Report HPR2021/034

The report provided an update on the Beckenham Public Hall lease disposal, the progress to date and recommendations to bring the project forward. It was

confirmed although a full repairing and insuring lease would be granted the Council would continue to own the building. The lease would ensure that community use continued, with provision for charities, and that there would be a community toilet. Officers confirmed that a bid had not been submitted to the Heritage Lottery Fund as there was little prospect of such a bid being accepted.

The property would have to close while refurbishment works were carried out, except for the club. It was unclear what the timescale was at this stage, but members would be kept informed.

RESOLVED: That the Executive be recommended to

(1) Approve the lease disposal.

(2) Authorise and delegate authority to the Director of Housing, Planning and Regeneration in consultation with the Portfolio Holder to progress the lease disposal negotiations, including agreeing to and settling the final detailed terms.

(3) Authorise the Director of Corporate Resources to agree, settle, negotiate and complete the legal documentation and any other ancillary legal documents arising thereto and to sign and complete them on behalf of the Council.

8 HOUSING, PLANNING AND REGENERATION PORTFOLIO PLAN UPDATE 2021/22 REFRESH AND Q4 UPDATE

Report ACH20-044

The report presented the Committee with an update on progress for Quarter 4 2020-21 and the refresh of the Portfolio Plan for 2021/22.

Councillor Allen raised the following issues –

Priority 2, Action (2) (A): The CIL process needed to be explained.

Priority 2, Action (4): What was the position with regard to heritage buildings at risk? (An update would be arranged.)

Priority 2, Action (5) (H): What backlogs were there with Library maintenance? (All library buildings were in the strategic property maintenance plan, and a condition survey was being carried out of all buildings, including libraries and leisure centres.)

Priority 3, Action (4) (c): This should be re-worded now that the proposals to move Beckenham Library had been abandoned.

RESOLVED: That the report be noted.

9 RENEWAL, RECREATION AND HOUSING PDS COMMITTEE WORK PROGRAMME

The Committee received the latest version of its work programme. The Chairman stated that she wanted the Committee to carry out a programme of “deep dives” at its meetings on priority issues affecting the portfolio and for the work programme be amended to align with this. Councillor Benington requested an update on HMOs at the next meeting.

RESOLVED that the work programme be noted, and a revised themed work programme be submitted to the next meeting.

10 THEMED SESSION: PLANNING, ECONOMIC RECOVERY AND DIGITAL INFRASTRUCTURE

(A) Planning and Building Control

The Committee received a presentation from Tim Horsman, Assistant Director, Planning and Building Control. The presentation covered the breadth of services in the Division, the level of planning applications (there had been a substantial increase), complaints and appeals. The indicator for Quality of Decisions for Major Planning Applications had improved from 12.7% of major applications determined allowed at appeal (2016/2018), to 8.7% (2017/2019).

In response to questions, Mr Horsman confirmed that officers were working on a dashboard of performance monitoring figures. The Chairman commented that it was encouraging that turn-around times for planning applications were within targets, but she considered that performance could be improved. The internal target for validating applications was five days, and officers did contact applicants and agents to explain what additional information was required. Mr Horsman was aware that validation had taken too long in recent months, and a consultant had been engaged to examine the problem. He also confirmed that S.106 would remain, even after the CIL was introduced.

RESOLVED that an action planning performance dashboard for 6 monthly presentation to the PDS Committee be agreed.

(B) Economic Recovery

The Committee received a presentation from Alicia Munday, Interim Assistant Director, Regeneration. The presentation covered support for high streets and local businesses, including associated funding bids, and discretionary and mandatory grants, and the Economic Development Strategy.

Responding to questions, Ms Munday confirmed that about £44m had been provided to the local economy, helping about ten thousand businesses, but it was difficult to track how many jobs had been protected or created. Businesses that had been refused funding could still apply for support – initially, only businesses with no other support received funding, but now all

businesses were eligible to apply. The Council had received some criticism for being slow to pass on money, but this was because rigorous checks had been applied meaning that there was no evidence of any fraud.

RESOLVED that economic development progress dashboard and project updates for 6 monthly presentation to the PDS Committee be agreed.

(C) Digital infrastructure

Alicia Munday continued the presentation looking at Digital Infrastructure. Full fibre connectivity was currently extremely low in the borough and needed to improve rapidly to support increased home working and business growth. A Bromley Digital Infrastructure Toolkit had now been published online, and a Memorandum of Understanding had been agreed with Openreach. Openreach had announced plans to provide fibre connections for five exchanges in the borough (Farnborough, Orpington, Biggin Hill and Chislehurst. Progress would be monitored on a six-monthly basis, and the Chairman asked Members to consider which indicators would be most useful to see).

Councillor Julian Benington suggested that there should be signs up around the works in Biggin Hill and Downe showing the involvement of the Council.

RESOLVED that a digital coverage progress dashboard and project updates for 6 monthly presentation to the PDS Committee be agreed.

Copies of the presentations are attached as Appendices B and C.

11 RENEWAL, RECREATION AND HOUSING INFORMATION BRIEFING

The Committee noted the Renewal, Recreation and Housing Information Briefing, containing the latest versions of the Risk Register and Contracts Register.

The Chairman requested that two additional planning risks be added to the register - the lack of a currently demonstrable 5 year housing supply and the risk of designation due to high levels of appeals allowed. It was noted that a "Call for Sites" consultation would be initiated over the summer.

In response to a question about the effect of Covid-19 on income, it was confirmed that officers were expecting some loss of income, but the position was being monitored closely.

RESOLVED that the Risk Register be updated to reflect the additional risks identified.

12 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**

13 PRE-DECISION SCRUTINY OF PART 2 (EXEMPT) EXECUTIVE REPORTS

The Committee considered the following reports on the Part 2 agenda for the meeting of the Executive on 30 June 2021:

A BECKENHAM PUBLIC HALL LEASE DISPOSAL

Report HPR2021/034B

The Committee considered the Part 2 report and made recommendations to the Executive.

B BUILDING COUNCIL HOUSING PROGRAMME

Report HPR2021/037B

The Committee considered the Part 2 report and made recommendations to the Executive.

C YORK RISE, ORPINGTON

Report HPR2021/032B

The Committee considered the report and made recommendations to the Executive.

The Meeting ended at 9.46 pm

Chairman

Renewal, Recreation & Housing PDS Committee 16th June 2021

Public Questions

(1) From Professor Bernard Williams (on behalf of Shortlands Golf Club) to the Chairman of the Committee

Item 7f – Designation of Shortlands Village Conservation Area

Precisely which statements in the BEAMS Report identify or describe the ‘architectural and/or historic interest’ of the golf course (bearing in mind the need to distinguish between the role played by the golf course as a setting of the village and its attributes as an area of architectural and/or historic interest which justify designation)?

Reply:

Table 1 in the report sets out the reasons why the golf course should be included in the conservation area. This includes comments with regard to the historic interest of the area, and quotes from the BEAMS report.

(2) From Professor Bernard Williams (on behalf of Shortlands Golf Club) to the Chairman of the Committee

Did the Council ask the authors of the BEAMS Report or Historic England to consider the Report from Dr. Edis with a view to reconsidering their advice on the merit of designating the golf course particularly bearing in mind para. 75 of the Guidance note from Historic England relating to finalising the boundary of the Conservation Area?

Reply:

As noted in the report, in table 1, while the Historic England response does not go into specific detail about all elements of the area, the response has clearly been informed by a detailed reading of the BEAMS report and an understanding of the boundary proposed, which includes the golf club.

Officers consider that the report from Dr Edis raised no issues which would have warranted referring his report to BEAMS or Historic England or amending the conservation area boundary.

(3) From Professor Bernard Williams (on behalf of Shortlands Golf Club) to the Chairman of the Committee

Why does the Council consider it is necessary to designate the golf course land as part of the Conservation Area given that it already has MOL protection?

Reply:

As noted in paragraph 3.9 of the report, the fact that the golf club already has significant protection through the MOL designation is not a relevant consideration when considering whether an area should be designated as a Conservation Area; if the area is considered to warrant designation, it should be designated.

Planning and Building Control

Tim Horsman – Assistant Director

- Address Management
- Building Control (BC)
- Community Infrastructure Levy (CIL) / S106
- Development Management (DM)
- Local Land Charges
- Planning Appeals
- Planning Enforcement
- Planning Policy and Strategy
- Trees

Planning and Building Control

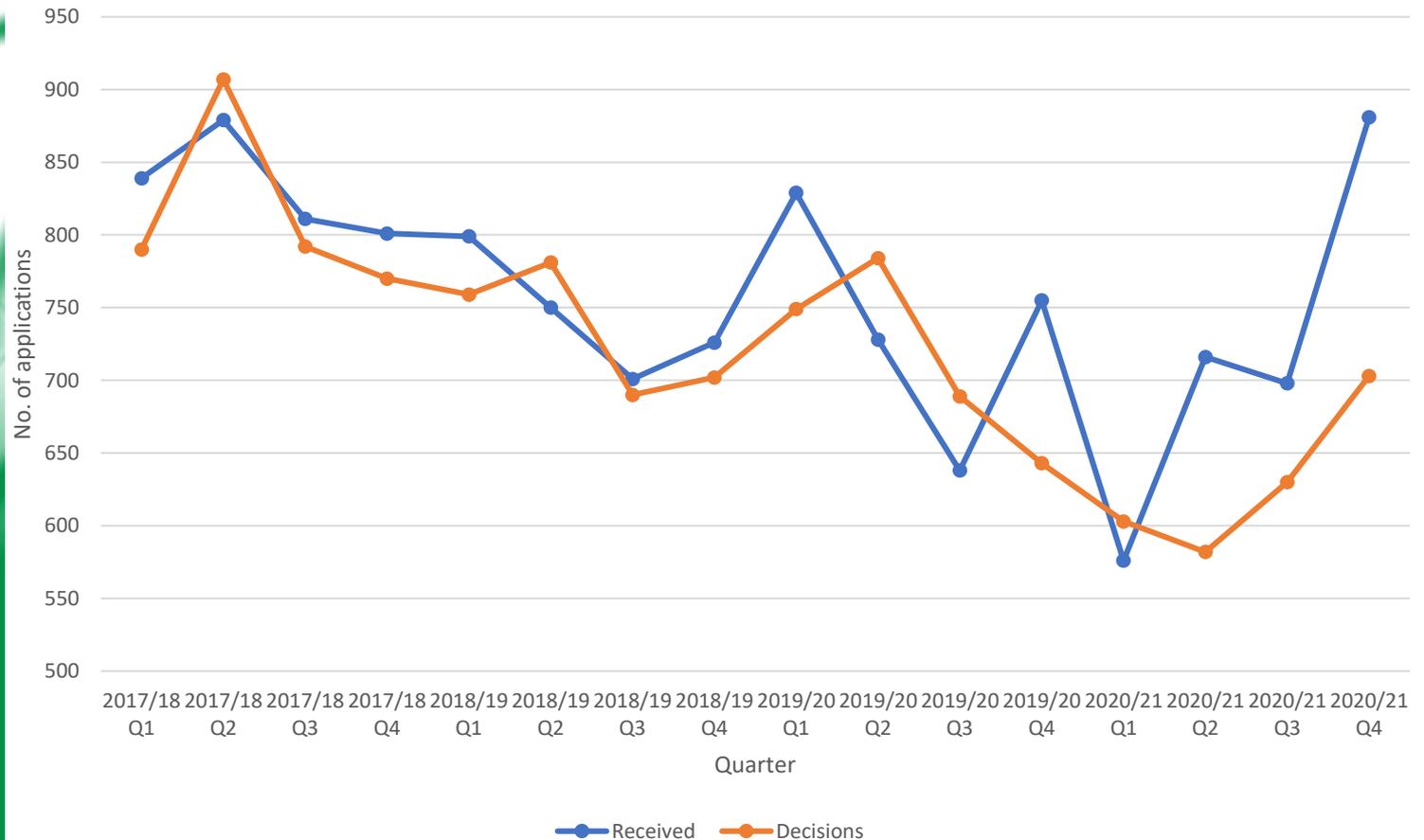
Tim Horsman – Assistant Director

- Planning Applications Received:
 - FY2018/19
 - Received 2,976
 - Decisions 2,932
 - FY2019/20
 - Received 2,871
 - Decisions 2,518
 - FY2020/21
 - Received 2,950
 - Decisions 2,865

Planning and Building Control

Tim Horsman – Assistant Director

Bromley Planning
Applications Received and Decisions Made



Planning and Building Control

Tim Horsman – Assistant Director

Planning Applications:

- Speed of Decision
 - January 2019 to December 2020
 - Major Apps – target 60%
68.7% in target
 - Non Major – target 70%
77.2% in target

Planning and Building Control

Tim Horsman – Assistant Director

Complaints:

2020/21 Q1: 3 complaints, 1 upheld;
1 LGO decision, no fault found

2020/21 Q2: 6 complaints, 2 upheld;
2 LGO decisions, no fault found

2020/21 Q3: 8 complaints; 0 upheld;
2 LGO decisions, no fault found

2020/21 Q4: 6 complaints; 1 upheld;
1 LGO decision, fault found

Planning and Building Control

Tim Horsman – Assistant Director

Appeals Dismissed:

FY2019/20 – 61.9%

FY2020/21 – 63.4%

FY2021/22 – 60.5%

Major Apps Quality of Decision Indicators:

% of major applications determined allowed at appeal

Oct 2016 to Sept 2018 – 12.7%

Oct 2017 to Sept 2019 – 8.7%

Planning and Building Control

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Assistant Director

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Page 9

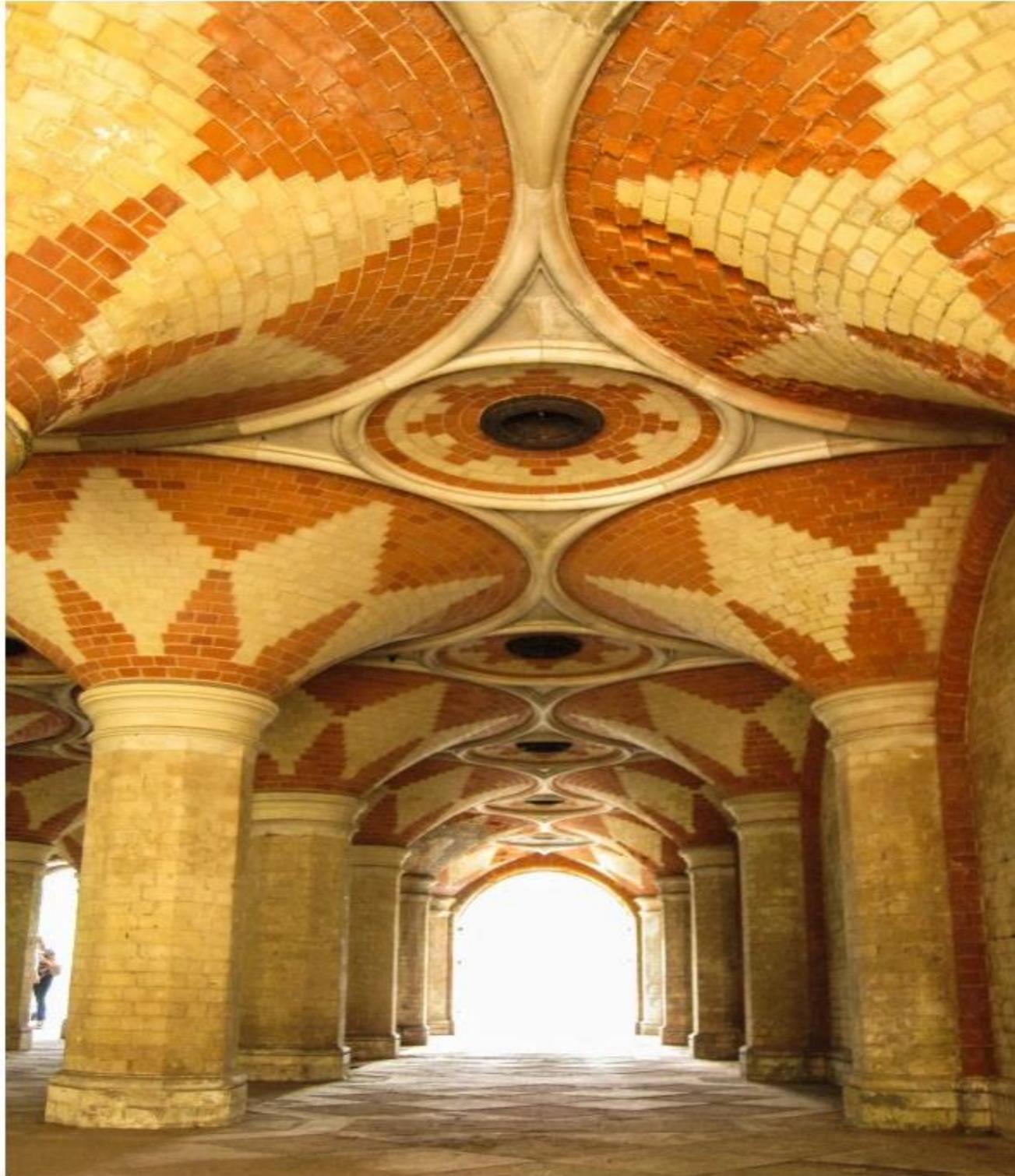


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Culture & Regeneration: SUPPORTING LOCAL BUSINESSES

Support For Our High Streets & Businesses

- Safer Reopening of the High Street Fund
- Business Grants
- Improved Comms
- Business Support Task
- Economic Development Strategy
- Digital Infrastructure Strategy
- New Business Lounge – Start Up Bromley



Funding Bids

- **Cultural Recovery Fund (Churchill Theatre £435k)**
- **Reopening of the High Streets Safely Fund for £295k**
- **Welcome Back Fund for a further £295k.**

A funding application has been submitted to the High Streets For All fund.

Discretionary Grants

The Government has made available a variety of support packages for business during the COVID-19 pandemic.

One of these support packages Additional Restrictions Grant (ARG) that allows Councils to support local businesses.

To date, Bromley has been awarded a total of £9,598,878.

As at 15 June Grants had been distributed owing ways:

- ARG Hardship Scheme (closing date 20th June 2021) - £3.5m has been distributed to 313 businesses
- ARG Home-based Scheme (closing date 20th June) - £56k has been distributed to 28 businesses, with circa. 60 applications being processed.
- ARG Independent Pubs, Bars and Licensed Sports and Social Clubs - £772,000 distributed to 67 venues.
- ARG Innovation Grant £890,000 distributed to 94 businesses
- ARG Tier 4 Top Up Scheme - £1.9million distributed to 2286 businesses
- ARG Cultural Recovery and Community Swimming £120,000 has currently been paid to the Borough's Cultural venues and Community Swimming
- ARG Special Treatment Licence and Pavement Licence £45,000 has currently been paid to 45 businesses

Currently, almost 80% of the fund has been distributed with a 31 July deadline to distribute 100%

Mandatory Grants

Grant Scheme	Number of Business Grants Paid	Amount Paid (£)	Notes
Local Restrictions Support Grant - (Closed) Addendum	1,561	2,805,862	This scheme has now closed, and final payments were made by 30th April 2021
Local Restrictions Support Grant - (Closed)	348	120,185	This scheme has now closed, and final payments were made by 30th April 2021
Local Restrictions Support Grant - (Sector)	5	3,857	This scheme has now closed, and final payments were made by 30th April 2021
Christmas Support Payment for wet-led pubs	55	55,000	This scheme has now closed, and final payments made by 31st March 2021
Local Restrictions Support Grant - (Closed) Addendum Tier 4	1,601	1,641,752	This scheme has now closed, and final payments were made by 30th April 2021
Closed Business Lockdown Payment	1,648	8,856,000	This scheme has now closed, and final payments were made by 30th April 2021
Local Restrictions Support Grant - (Closed) Addendum 5 Jan onwards	3,300	9,097,138	The end date for applications for the initial 42-day period is 31st March 2021 and for the 44-day period is 31st May 2021.
Restart Grants	1,256	10,750,721	End date for applications is 30 th June 2021
Total paid: Nov 2020 – 9th June 2021	9,774	33,330,515	

Culture & Regeneration: Economic Strategy

Alicia Munday

Interim Assistant Director
of Culture and Regeneration

Economic Development Strategy



Why do we need an Economic Strategy?

- Population is growing – is this financially sustainable?
- Are we ready for technology advancements?
- Changes in our local economy make up, e.g. retail?
- Are we developing the right skills and expertise for the future?
- Recovery



Core Purposes

- Opening up opportunities
- Promote growth
- Innovation, including sustainability
- Allocate resources
- Support Recovery



Aspiration: Education & Skills

‘our residents have access to the right opportunities for skills and education that will ensure healthy employment in the future



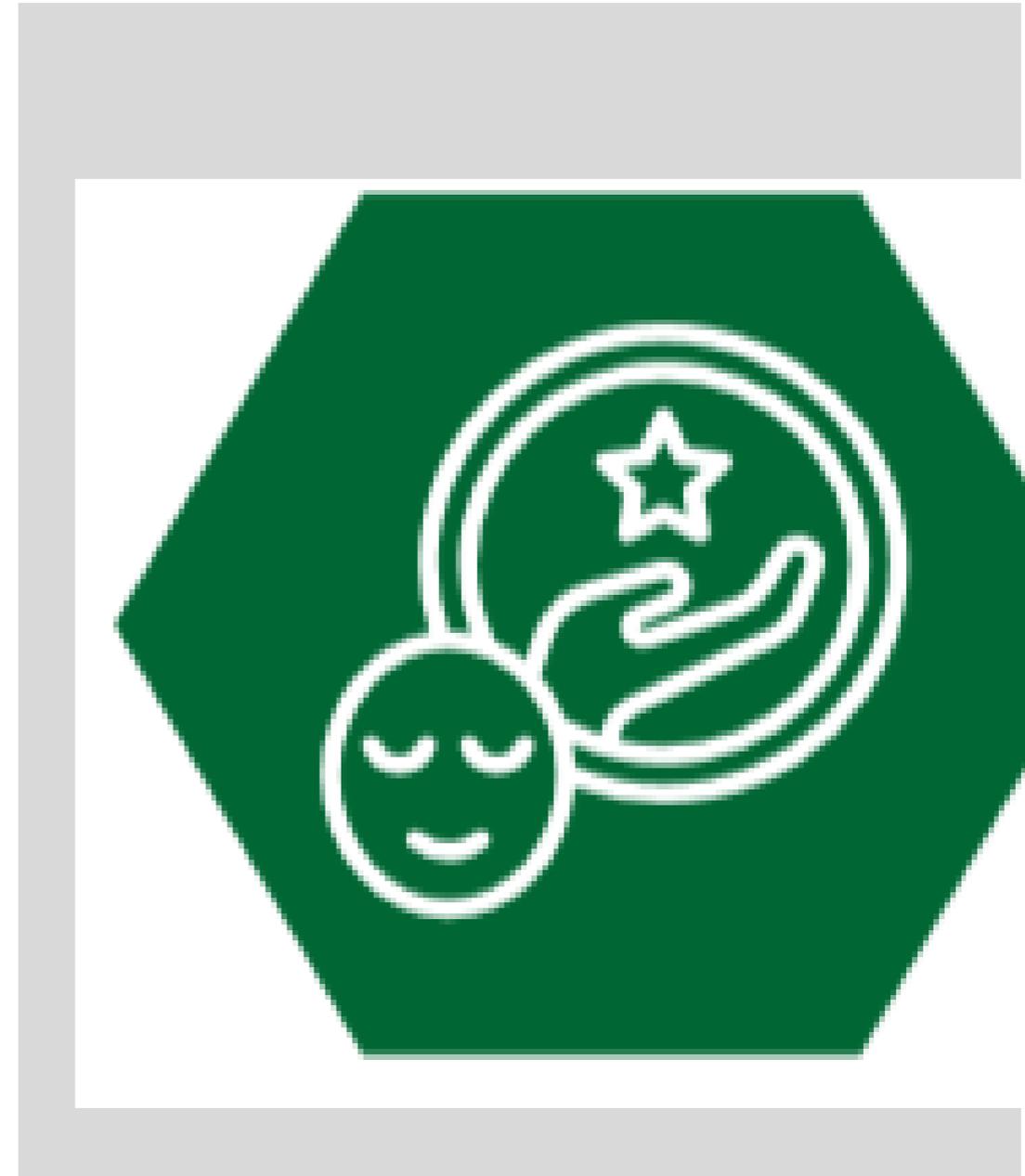
Aspiration: Employment Spaces

‘our residents have access to the right employment spaces in the right locations with strong networks which encourages enterprise and facilitates sustained growth ‘



Aspiration: Thriving & Investing

‘our borough is exciting, attractive and a welcoming place where businesses thrive, people aspire to live and visit, and new enterprises seek to invest’



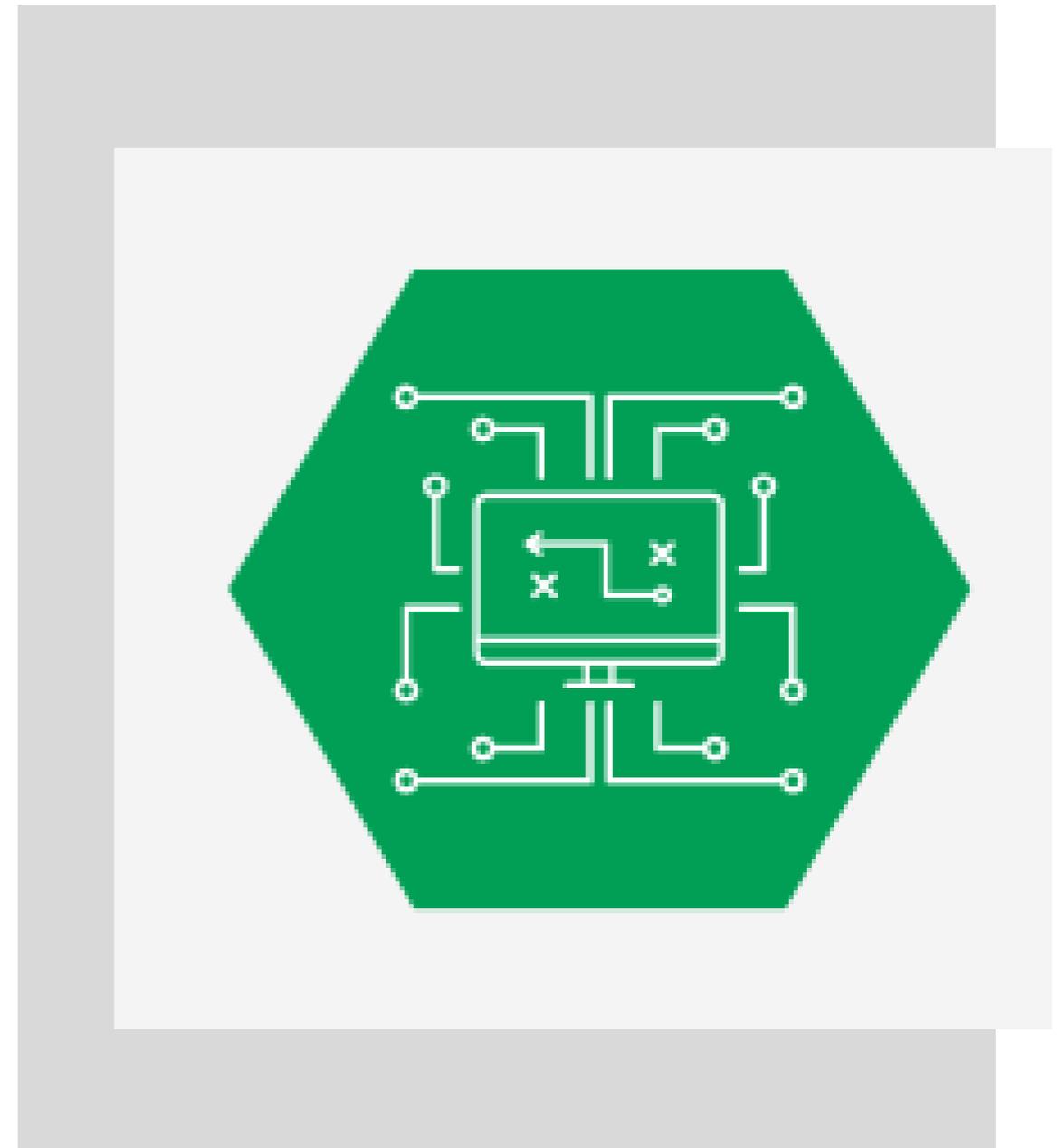
Aspiration: High Streets for the Future

‘our High Streets can adapt to the change need of consumer, continue to have strong offer, that includes places to live, work and entertain’



Aspiration: Connectivity & Mobility

‘our community is well connected through diverse physical and digital infrastructure networks which underpins mobility across the whole borough’



Aspiration: Promoting Tourism and Culture

‘our cultural and tourism industries continue to grow and diversify, and our unique historical features are promoted’



Aspiration: A Green Economy

‘we want to be promoting a
Green Economy, to help
deliver sustainably growth’





THE LONDON BOROUGH

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ENABLING BROMLEY'S
DIGITAL FUTURE



Bromley Digital Infrastructure

Connectivity in Bromley



Only **3.2% of premises in Bromley have access to full fibre broadband** currently. This puts our fibre connectivity at **318th place out of 380 boroughs based on % of premises connected.**



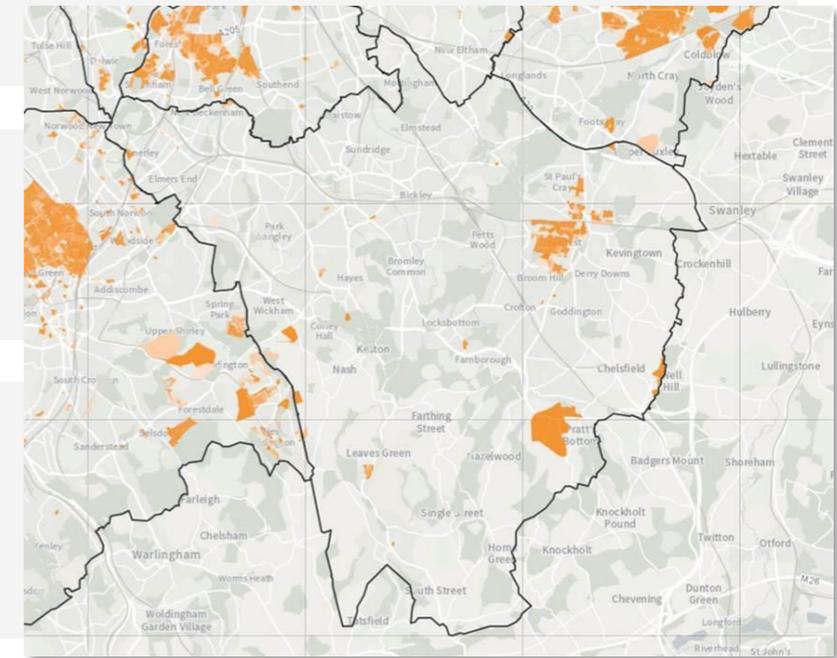
Mobile connectivity is poor in Bromley – rural areas suffer from poor coverage and the capacity is insufficient in more densely populated areas



As well as improving on poor existing connectivity **there is a need to adapt to ‘future proof’ connectivity** – mobile and broadband infrastructure that can support gigabit capable speed in line with rapidly increasing demand



Digital connectivity is linked to improving quality of life and supporting economic growth. If the borough is to continue to be a place that people choose to live, work, study and invest, the right digital infrastructure is essential.



Ofcom map showing availability of full fibre broadband in Bromley

Bromley Digital Infrastructure



Bromley Digital Infrastructure Toolkit - a document published online that sets out our terms, expectations and pricing for mobile operators who want to rent space on our street assets. Mobile operators spread their network coverage and capacity by setting up small cells on street assets.



Memorandum of Understanding (Openreach) - a document agreed to by Bromley Council and Openreach allowing Openreach faster deployment of their fibre broadband roll out plans. This will increase the speed of delivery of fibre connections in telephone exchange areas of Farnborough, Orpington, Biggin Hill and Chislehurst.

B r o m l e y D i g i t a l I n f r a s t r u c t u r e T o o l k i t



Mobile Operators rent space on council assets for their apparatus that boosts mobile network capacity – we have set up a toolkit that standardizes the engagement process with the Council.



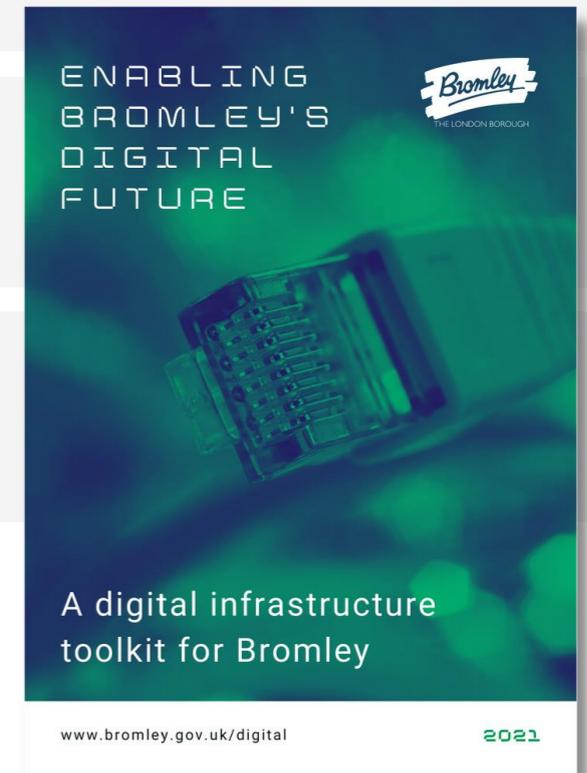
Mobile Operators submit an Expression of Interest (EOI) as invited by the toolkit, with information such as their deployment plan, design and architecture information, pre-selected assets etc.



Once all information has been agreed to, **the operator and the Council will enter into an agreement** and the operator can begin deploying small cells



The toolkit went live in March and several operators have submitted EOIs. It is anticipated that the first small cells will be deployed in the borough this year.



Bromley Digital Infrastructure

What are Small cells?



Small cells are small shoe box size boxes that are located on lamp columns or other street assets.



Small cells have a target **coverage area of: 20,000 m²**. Therefore a roll out plan of 15 small cells, will create improved network capacity over an area of 300,000m²



Example of small cell

Bromley Digital Infrastructure

M e m o r a n d u m o f U n d e r s t a n d i n g - O p e n r e a c h



Openreach's Fibre First roll out is looking to make fibre broadband connections nationwide by 2025



Openreach have announced fibre roll out in 5 telephone exchanges in Bromley. The following locations have been announced - **Farnborough, Orpington, Biggin Hill and Chislehurst**



The Memorandum of Understanding (MoU) – provides benefits to Openreach to help speed up their roll out as well as provide assurances to the Council of best practice working, minimizing disruption etc.



The MoU was signed in March and Openreach have begun adopting the benefits provided to them by the Council



WHERE WE ARE now - Toolkit



The toolkit was published 12 March 2021. Currently in discussion with multiple Code Operators looking to deploy small cells in Bromley

WHERE WE ARE now - MOU



Current plans outlined by Openreach look to start work at the telephone exchange in Chislehurst within the next 3 months.

Bromley Digital Infrastructure Toolkit



F u r t h e r w o r k :
f i b r e d e v e l o p m e n t



Openreach looking to connect up 5 telephone exchanges still leaves **4 exchanges in the borough with no roll out plans for fibre**



Typically, **fibre broadband providers connect up new homes or retrofit existing homes** with fibre connections



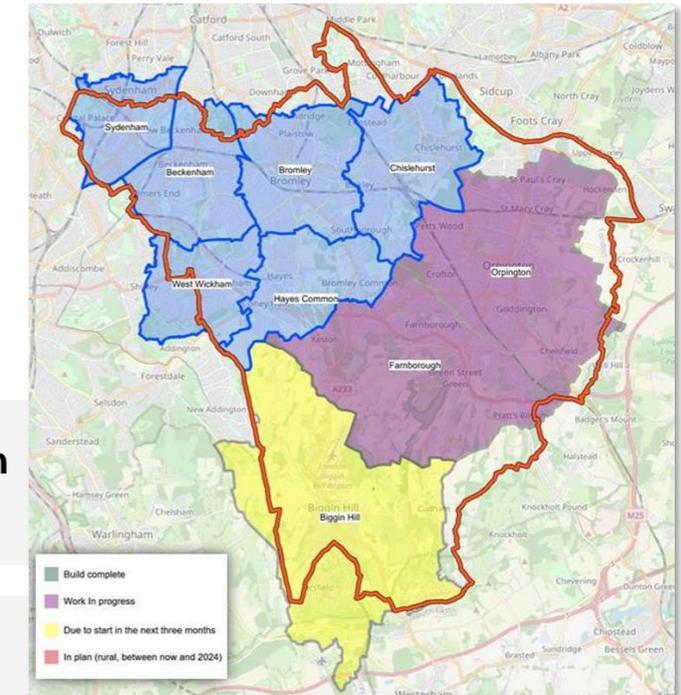
As we have no housing stock **we are looking to facilitate communication between the fibre providers and the housing associations** to get housing stock connected



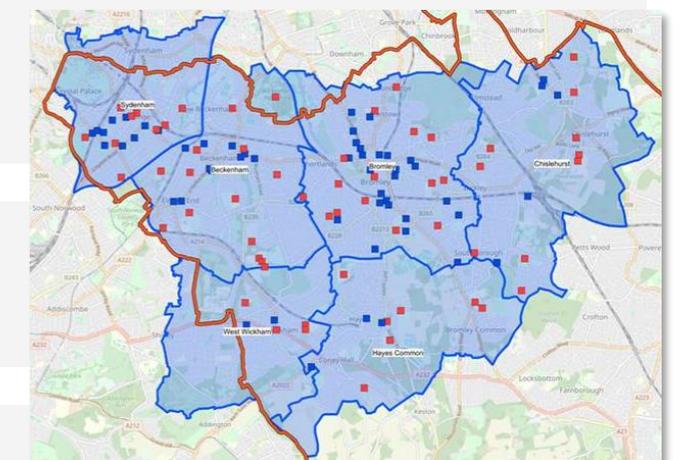
We will look to ensure all **new housing being brought forward by the Regeneration Team** are fully connected with full fibre broadband from day one.



If funding becomes available we are also looking to see how we could connect up council assets in these telephone exchange areas



Bromley telephone exchanges – Blue sites are not included in Openreach fibre roll



Schools and libraries (red pins), other council buildings (blue pins)

M o n i t o r i n g



Monitoring report to be submitted to RR&H PDS every 6 months. Initial date TBC.



It is anticipated that the monitoring report will include:

Mobile Coverage:

Key Indicator: % change in mobile coverage in Bromley

Other Lead Indicators: Plans for developments, new agreements with operators, rates of approval for apparatus.

Full Fibre Broadband

Key Indicator: % change in fibre broadband coverage in Bromley

Other Lead Indicators: update on telephone exchange announcements and progress; agreements with operators.

Other work streams and progress:

Facilitating conversations with providers and housing associations; including full fibre in new housing developments; communicating with planning policy within LBB

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