

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held at 7.30 pm on 27 September 2022

Present:

Councillor Alexa Michael (Chairman)
Councillor Keith Onslow (Vice-Chairman)
Councillors Mike Botting, Mark Brock, Simon Fawthrop,
Kira Gabbert, Dr Sunil Gupta FRCP FRCPATH, Alisa Igoe,
David Jefferys, Charles Joel, Kevin Kennedy-Brooks, Josh King,
Tony McPartlan, Chloe-Jane Ross, Shaun Slator and Mark Smith

Also Present:

Councillors Yvonne Bear and Michael Tickner

24 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Jonathan Andrews, Peter Dean, Christine Harris, Tony Owen and Alison Stammers, and Councillors Mike Botting, Dr Sunil Gupta FRCP FRCPATH, Kira Gabbert, David Jefferys and Mark Smith acted as their respective substitutes. Apologies for absence were also received from Councillor Melanie Stevens.

Apologies for lateness were received from Councillor Dr Sunil Gupta FRCP FRCPATH.

25 DECLARATIONS OF INTEREST

There were no additional declarations of interest.

26 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING

Two written questions and one oral question were received from members of the public and are attached at Appendix A.

27 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 26 JULY 2022

RESOLVED: That the minutes of the meeting held on 26 July 2022 be agreed and signed as a correct record.

28 MATTERS OUTSTANDING FROM PREVIOUS MEETINGS Report CSD22110

The Committee considered a report outlining matters outstanding from previous meetings.

RESOLVED: That progress on matters arising from previous meetings be noted.

29 (21/00741/FULL1) - 33 MASONS HILL, BROMLEY, BR2 9HD

Description of Application: Demolition of the existing buildings and redevelopment of the site for a new part 8/part 11 storey building comprising flexible commercial floorspace (Use Class E) at ground floor and residential units (Use Class C3) above, along with the associated amenity space, ancillary refuse and recycling storage, cycle parking and wheelchair parking.

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 applicant.

In considering the application, the Chairman observed that while the proposed development would contribute to the Borough's housing supply, its close proximity to the culverted River Ravensbourne was a significant concern. The proposed development had also not provided the required 35% on-site affordable housing required for such developments in the Development Plan. In response to a question from Councillor Shaun Slator, the Principal Planner explained that the Environment Agency, a statutory consultee on this application, had specified that a minimum 6-metres offset would be required between the culvert and any proposed development to allow access for essential maintenance, emergency works and repairs or replacement of the culvert, and that the application proposed a much smaller offset. Councillor Chloe-Jane Smith further reported that while unable to attend the meeting, the Ward Councillors for Bromley Town had requested she make representations on their behalf stating their agreement with Officers' recommendations to refuse the proposed development.

The Chairman moved that the planning application be refused as recommended. The motion was seconded by the Vice-Chairman, put to the vote and CARRIED unanimously.

RESOLVED: That PERMISSION BE REFUSED as recommended, subject to any direction by the Mayor of London, for the reasons set out in the report of the Assistant Director: Planning.

**30 URBAN DESIGN GUIDE SUPPLEMENTARY PLANNING
DOCUMENT – CONSULTATION DRAFT
Report HPR2022/45**

The Committee considered a report outlining the draft Urban Design Guide Supplementary Planning Document and requesting that the Committee endorse its publication for six weeks public consultation.

The Head of Planning Policy and Strategy introduced the Local Authority's Urban Design Officers who made a presentation to the Committee. Members were advised that the draft Urban Design Guide had been designed to inform and engage developers, applicants, planning officers, residents and all other stakeholders involved in proposals for development in Bromley. The aim of the Urban Design Guide was to support good planning practice by all parties with a view to ensuring that development across the Borough was sustainable and of high design quality.

In discussion, a Member observed that while there were a number of photographic examples of good design within the Urban Design Guide, there were very few photographs from within the Borough. The Urban Design Officer explained that these photographs had been chosen to illustrate key design principles and that appropriate photographs of Bromley design could only be used within the Guide where identified schemes served as examples of good design practice. The Officer noted that suggestions submitted as part of the consultation exercise could be considered for inclusion in any adopted version of the Urban Design Guide. Another Member queried whether a move to a more design-led approach to development could lead to over-densification and the Head of Planning Policy and Strategy clarified that while the former London Plan had a density matrix, the new London Plan took a more bespoke design approach considering each site on its merits and ultimately supporting higher quality development across London. The Member asked why the Mavelstone Road Conservation Area was grouped with other Conservation Areas in Chislehurst within the *Borough Places* section of the Urban Design Guide when it was located in Bickley and Sundridge Ward. The Head of Planning Policy and Strategy advised that the description of distinct areas of the Borough was based on areas of character rather than Ward boundaries.

In response to a number of questions from a Member who was concerned about development density in the North West of the Borough, the Head of Planning Policy and Strategy confirmed that areas designated as green open space were set out in both the Local and London Plans and that access to green open space remained a key factor in considering whether proposed developments were appropriate. Work was underway to commence a review of Bromley's Local Plan, and this would take into account the importance of continued and improved access to the Borough's green open space. The Head of Planning Policy and Strategy explained that the Local Plan review was at a very early stage and that the scope of required evidence had not yet been fully established. The Member further queried whether there was any requirement for retail units within mixed-use developments to fit with the character of the surrounding area. The Head of Planning Policy advised that while it was not possible to specify specific occupiers of retail units within any new development, developers were encouraged to consult with the local community as part of the planning application process. Another Member raised a question around the retention or conversion of heritage buildings and the Head of Planning Policy and Strategy confirmed that the Borough's planning policies applied in all such cases, regardless of who owned the land or buildings.

A Member who was also Chairman of the Beckenham Town Centre Team reported that in reviewing the Urban Design Guide, the Team had welcomed its provisions but had requested a preface be added to target the Guide at the broadest possible audience, including Lettings and Estates Agents. There had been issues in Beckenham Town Centre around the replacement of heritage shop fronts without planning permission and the Team had requested that a greater emphasis be placed on the conservation, extension and permitted development of existing buildings within the Urban Design Guide. A visiting Ward Member for Copers Cope echoed the Member's comments, highlighting the need for the Urban Design Guide to be accessible to all stakeholders and requesting an additional section be added on enforcement to raise awareness of the implications of not following the correct planning process. The Chairman suggested that details of the enforcement process be included within the Guide in summarised form, and this was supported by the Vice-Chairman. The Head of Planning Policy and Strategy recognised Members' concerns but queried whether this would lead to unnecessary duplication across key Planning documents as the Local Authority already had a published planning enforcement policy.

In response to a question from a Member on the consultation process for the draft Urban Design Guide, the Head of Planning Policy and Strategy confirmed that it was anticipated that the majority of respondents would be developers and representatives of the planning industry, but that members of the public would also be welcome to submit their views and a focus would be placed on the quality of responses rather than the quantity. Another Member underlined the need to capture the voice of the charities sector within the consultation, particularly in relation to principles of good design for improved health and wellbeing, and the Head of Planning Policy and Strategy advised that Community Links and identified charities would be approached as part of the consultation process. The Chairman noted that at its meeting on 6 October 2022, the Council's Executive would be asked to approve public consultation on both the Urban Design Guide and the draft Bromley Town Centre Supplementary Planning Document and that by running two consultations at the same time, public awareness and engagement was likely to increase.

In considering specific changes to the draft Urban Design Guide, Councillor Simon Fawthrop moved that the following amendments be made to the *Borough Places* section. The proposed amendments were seconded by the Vice-Chairman and CARRIED:

Paragraph 3.98: *"The Knoll area is overwhelmingly suburban and residential in nature with mainly detached and semi-detached two storey properties, it includes 4 Areas of Special Residential Character (ASRCs) Broxbourne Road, Dale Wood Road, Lynwood Grove and Mayfield Avenue, where low front boundaries and garden amenity play a major role in the distinct family home character of the area. Within the Knoll area, the Broomhill Conservation Area lies to the west of the Town Centre, centred on Broomhill Common. Crofton Roman Villa, a Scheduled Ancient*

Monument, is sited adjacent to 19th and 20th Century commercial and transport development at Orpington Station. Though well protected by the late 20th century structure that encloses it, the Villa's impact on the wider public realm is minimal."

Paragraph 3.103: The *suburban* residential development to the east, *which was conceived and is maintained on the garden suburb principle*, is predominantly Neo-Tudor with many Arts and Crafts Movement references. There are large, detached houses on spacious plots, and semi-detached two-storey houses and some detached bungalows. The majority of dwellings have generous rear gardens. The main development pressure comes from residential extensions and replacement houses which can alter the character and appearance of the locality.

In a further proposed change, Councillor Mark Smith moved that the reference in Paragraph 3.57 to the Mavelstone Road Conservation Area (under the Chislehurst heading in the *Borough Places* section) be moved to Paragraph 3.32 (under the Bickley Heading). The proposed amendment was seconded by the Chairman and CARRIED.

In considering DG16: Healthy Streets, the Committee discussed whether a direct reference to active travel was necessary within the draft Urban Design Guide, with some Members concerned that removing the reference could represent a backwards step in encouraging active living in Bromley, particularly as there was limited time at the meeting to discuss the implications of any such change. The Chairman reminded Members that any amendments made by the Committee would be subject to the consultation process and that the draft Urban Design Guide would be further revised in line with the submissions received before a final version was presented to Members for approval. Councillor Simon Fawthrop moved that the following amendments be made to the *DG16: Healthy Streets* section. The proposed amendments were seconded by Councillor Mark Brock and CARRIED:

All development proposals should seek to create healthy streets and spaces by:

- a) Adopting the Healthy Streets Approach outlined in the London Plan using health *and* inclusion, ~~and active travel~~ as key performance indicators for assessing design quality.
- b) Adopting an inclusive holistic approach to the design of streets considering their 'place' and 'movement' functions. ~~while prioritising the quality of the street level environment for pedestrians and cyclists (access and appeal) and reducing traffic dominance (congestion, noise and pollution).~~
- c) Identifying existing links and movement patterns including pedestrian/cycle paths to inform the location of new routes which should stitch into the wider street network and community/social infrastructure (public transport hubs, facilities and amenities).

- d) Creating ~~active sociable~~ streets which accommodate the various 3 types of pedestrian activity: necessary and functional, optional recreational, *commercial, occupational*, and social activities (street life).
- e) Implementing measures to make streets healthier while preserving their 'movement' function including urban greening, safe crossing points, accessible footpaths, cycle parking *and* electric vehicle charging points, ~~and fairer street space allocation to each transport mode to reflect the modal share of its users.~~

RESOLVED: That:

- **The Executive be recommended to approve the draft Urban Design Guide Supplementary Planning Document and supporting documentation for six weeks public consultation subject to the requested amendments by the Development Control Committee, noting that there may be further minor amendments prior to consultation; and,**
- **The Executive be recommended to authorise the Director of Housing, Planning, Property and Regeneration, in consultation with the Portfolio Holder for Renewal, Recreation and Housing, to approve any further minor changes (e.g. – related to formatting or mapping) to the draft Urban Design Guide Supplementary Planning Document prior to consultation.**

31 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.

32 (21/00741/FULL1) - 33 MASONS HILL, BROMLEY, BR2 9HD - PART 2 (EXEMPT) APPENDIX

RESOLVED: That the Part 2 (Exempt) Appendix be noted.

The Meeting ended at 8.39 pm

Chairman

DEVELOPMENT CONTROL COMMITTEE 27 SEPTEMBER 2022

THE FOLLOWING QUESTIONS HAVE BEEN SUBMITTED FOR WRITTEN REPLY

From Tim Webb:

Questions: With regard to the [Walnuts Planning Proposals](#):

1. How many sites have been identified by Areli as construction depots/building storage/machine storage and works accommodation sites for the proposed construction of the Walnuts Development? Please provide a full list of addresses that are proposed to be used.

Reply:

The use of a holding area for construction vehicles has not been considered at this stage as the Principal Contractor has not yet been appointed. This may be explored further as part of the development of construction proposals and the Detailed Construction Logistics Plan (CLP). The decision to use a consolidation centre would be made once the Principal Contractor has been appointed and its need and viability investigated in greater detail. The conclusions and result of the appraisal, and the approach to be adopted would be set out in the Detailed CLP.

2. I understand the Demolition and Construction Works are scheduled to take place over a five year timespan and approximately 2,500 Construction Workers will be required. As there is unlikely to be adequate space to house them all in the Town Centre, I assume plans have been made to Bus them in from sites around the area? If so can details of these proposals be supplied, or course this all depends upon whether the current proposals go ahead?

Reply:

It is anticipated that the majority of construction workforce will be encouraged to make use of the public transport options to reach the Site. It is proposed that a workforce Travel Plan will be produced as part of the Detailed Construction and Environmental Management Plan (CEMP), and that pertinent information will be disseminated to the workforce employed on or visiting the site. Such information would include:

- Site induction with detail of sustainable travel options; and
- Site-specific travel information

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**DEVELOPMENT CONTROL COMMITTEE
27 SEPTEMBER 2022**

THE FOLLOWING QUESTION HAS BEEN SUBMITTED FOR ORAL REPLY

From Councillor Alisa Igoe:

Question: The pandemic has caused significant changes in the shopping habits of our residents and footfall has been lower than previously experienced in our main shopping areas. Could the Chairman please give me her views on the current trend for owners of retail establishments in Bromley High Street to request change of use to residential for all, or part, of their retail space/ancillary retail space and should the Council now be considering encouraging a multi-purpose environment with a mix of office, residential, leisure and cultural amenities right in the centre of Bromley?

Reply:

Planning policy at a local, London and national level already supports a mix of commercial, leisure and residential uses in town centre locations. Any application for residential use in a town centre, either solely residential or residential as part of a mixed-use development, would be assessed on its merits, including assessment of any adverse impacts on the commercial function of the town centre (for example, through the loss of commercial space) and also any benefits such as additional housing supply. With regard to Bromley Town Centre specifically, it is noted that this is a designated opportunity area in the Local Plan and London Plan, with an indicative target of delivering 2,500 homes and 2,000 jobs, reflecting the fact that the town centre is, in principle, an area suitable for a mix of uses.

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