

Report no.  
DRR/12/055

## London Borough of Bromley

### PART ONE - PUBLIC

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**Decision Maker:** Plans Sub Committee 2

**Date:** 24 May 2012

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

**Title:** INVICTA WORKS, CHALK PIT AVENUE, ORPINGTON

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**Chief Officer:** Chief Planner

**Ward:** Cray Valley East

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1. Reason for report

A large redundant industrial site, currently vacant and awaiting redevelopment, has been subject to fly tipping and arson attacks. An Untidy Site Notice was issued in 2010 and was complied with but its condition has since deteriorated.

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2. **RECOMMENDATION(S)**

Members' views are sought as to whether a further Untidy Site Notice should be issued

### **3. COMMENTARY**

- 3.1 The site is a former paper mill which went into liquidation in 2007. It was purchased by Apex Orpington Ltd with the intention of redeveloping the land for housing. The site has been partly demolished but demolition halted in 2008. The site boundary is defined by wooden hoardings and brick walls which provide some degree of screening but a steel mesh gate in Chalk Pit Avenue affords visibility of part of the derelict site. There is also a part mesh, part solid metal gate further up Chalk Pit Avenue.
- 3.2 In 2011 permission was granted for redevelopment of the site for 39 dwellings (DC/10/03086). However, a further application for a development of 53 dwellings was refused (DC/11/03381). in March 2012.
- 3.3 Since falling into disuse, the site has been subject to extensive vandalism, fire damage and deposit of waste. The waste, consisting mostly of domestic material in black plastic sacks, is concentrated in the vicinity of the mesh gate and is visible from the road. Damage to the gate has facilitated dumping of bulky items including furniture, a mattress and a shopping trolley.
- 3.4 In June 2010 an Untidy Site notice was served on the owners of the land. Some efforts were made to comply with the notice by removing the rubbish and burnt material and repairing the boundary screening and the gate.
- 3.5 In 2011 there was evidence of further dumping of rubbish and a resurgence of arson attacks including damage to the hoarding in Chalk Pit Avenue.
- 3.6 In January 2012, the gate further up Chalk Pit Avenue was flattened and a settee dumped on the site. The landowners replaced the top gate with solid hoarding and repaired the lower gate.
- 3.7 In January 2012 a letter was sent to the owner's agent requesting that steps be taken to improve security. Their solicitors requested specific requirements as to what further action was required in addition to the repairs undertaken. A reply was sent suggesting improvements to vulnerable sections of the wall elsewhere on the site and offering advice on crime prevention. However there has been no further response.
- 3.8 A recent site visit confirmed that the gate and hoarding remained intact. There were some bags of rubbish visible behind the gate. Behind the perimeter wall at the rear of shops in Main Road were some dumped plastic bags, although not visible from ground level. There do not appear to have been any recent reports of fires.
- 3.9 Providing additional security and to prevent any unauthorised access to the land would require additional resources including 24 hour security patrols. Given the relatively static level of flytipping, the reduction in the frequency of arson attacks and the level of screening provided by the existing hoardings, Members are asked to consider whether the issue of a further S215 Notice would be appropriate prior to the redevelopment of the site.

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