

**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.**