

Comments reported from Ward Member Councillor Charles Joel in relation to Item 4.1 – Small Civic Hall, York Rise, Orpington

The application is for a limited period of three years and in general terms the three Ward Councillors have no strong objections and it is with regret that I am not able to make representations at the meeting to the Committee.

There are a number of points that the Committee should be made aware of hence I have suggested through the Committee Clerk that a copy of this e-mail be made available to each of the Committee Members.

The points that need to be borne in mind are:-

1. Within the past twelve months Baxter & Co, Certified Accountants, whose offices are established in Lynwood House in Crofton Road at the junction of York Rise had an application refused under Town & Country Planning Acts for a residential extension with one of the concerns being the impact of additional traffic movement.
2. With the construction of the car park deck on the land of British Rail, a plan was introduced for the stacking of the taxi rank at the corner with Crofton Road and York Rise. There will be difficulties at this point particularly at peak times.
3. The Highways Section have stated within the report that there are no objections to vehicle movement. The three Councillors for Farnborough & Crofton over a considerable period of time have been discussing the ongoing difficulties with traffic movement and neighbouring street parking problems. The Highways Department would not undertake anything until the car park in York Rise was completed and up and running.
4. With the impact of the additional vehicle movement in the vicinity of Orpington B.R. Station there have been ongoing consultations regarding the reconfiguration of the existing bus lay-by outside the station in Crofton Road. To date since early consultations took place we are no way forward and the excuse is 'technical and financial'.
5. A number of the Members serving on this Committee maybe familiar with the endless problems with the build-up of traffic movement especially at peak times in Crofton Road, Station Road and at the junctions with Station Approach and Tubbenden Lane. The situation is impaired with the ingress and egress of traffic movement from the B.R. Station forecourt and the B.R. emergency depot where vehicles turn right onto Crofton Road and head in the direction of Locksbottom.

If Members of the Committee are in favour to move approval to this application, it may be felt necessary to impose conditions or informatives namely:-

- a. Repairs/treatment to the existing surface to avoid tripping hazards.
- b. Surface water drainage
- c. There is a steep ramp leading up to the land of the proposed car park and surface treatment must be taken into account particularly for disabled persons and wheelchair cases.
- d. An archaeological condition should be included due to the site being close to the Roman Villa and the possibility of an underground operations shelter from WW2 that has been mentioned on the site.
- e. Boundary wall treatment along the edge of the existing bank.

If it is in order, I would like a copy of these comments to be attached to the Minutes as at some time this may prove to be relevant should any further applications be submitted for the re-development of the site.