

## **DEVELOPMENT CONTROL COMMITTEE**

Minutes of the meeting held at 7.30 pm on 16 November 2017

### **Present:**

Councillor Peter Dean (Chairman)  
Councillor Richard Scoates (Vice-Chairman)  
Councillors Vanessa Allen, Eric Bosshard, Katy Boughey,  
Kevin Brooks, Lydia Buttinger, Nicky Dykes, Simon Fawthrop,  
Charles Joel, David Livett, Kate Lymer, Russell Mellor,  
Alexa Michael, Neil Reddin FCCA and Michael Turner

### **33 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

An apology for absence was received from Councillor Douglas Auld. An apology for lateness was received from Councillor Kevin Brooks.

### **34 DECLARATIONS OF INTEREST**

Councillors Dean, Michael and Reddin declared non-pecuniary interests in Item 4, as they were acquainted with Mr Lawrence through the Beckenham Conservative Association. Likewise, Councillors Bosshard, Boughey and Lymer declared non-pecuniary interests as they were acquainted with Mr Lawrence through the Bromley and Chislehurst Conservative Association.

### **35 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 4 OCTOBER 2017**

**RESOLVED** that the Minutes of the meeting held on 4 October 2017 be confirmed and signed as a correct record.

### **36 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

The following oral questions were received from Mr Adrian Lawrence, Director, Lanniston Developments Limited:-

#### **Question 1**

What is the Council doing to pro-actively promote development in the Bromley Common renewal area, especially in regard to housing and schooling in this most central part of the borough?

#### **Chairman's Response**

The Draft Local Plan includes a site allocation for secondary school provision at Turpington Lane (known as Site 32).

The draft Local Plan policies expect development in or close to Renewal Areas to maximise opportunities for enhancement or improvement, strategic and local partners to co-ordinate sustained renewal and prioritise them for neighbourhood-based action and investment. Draft Policy 14 'Development Affecting Renewal Areas' indicates that the Council will, where appropriate, prepare Development Briefs or other guidance.

### **Question 2**

Within the three most recent five year housing supply documents, what percentage of those homes were granted permission by Bromley Council and what percentage by the Planning Inspectorate after refusal by Bromley Council, and what percentage remained not built over a five year period?

### **Chairman's Response**

This is a factual question, so I will give a factual response. Over the five year period 1st April 2012 – 31st March 2017 the Council granted 90% of the planning permissions with 10% being granted by the Planning Inspectorate. Bromley's granting of planning permissions accounts for 85% of the dwellings with permission over this time, and 15% from the permissions granted by the Planning Inspectorate. These figures relate to all sites regardless of size.

As to the rest of the question, these are matters for the Local Plan Examination and should be addressed under that process rather than by Committee questions.

### **Supplementary Question**

The figures quoted relate to residential applications, including those applying for extensions etc. I am referring to the applications submitted for sites allocated within the five year housing supply documents. With 407 units being refused at Committee but allowed on appeal, surely this is a matter which should be looked at internally.

### **Chairman's Response**

Yes, the figures quoted do apply to residential applications, the vast majority of which were at the Blue Circle Site. The remaining applications were granted on appeal.

### **Question 3**

What recognition has there been of the fact that at least 1,000 homes built in recent years have been on Green Belt designated land in the evidence presented in the draft local plan whilst rejecting any sites put forward for housing within current green belt designated land.

**Chairman's Response**

These are matters for the Local Plan Examination and should be addressed under that process rather than by Committee questions.

**Supplementary Statement**

I will ask the same question at the Local Plan Examination.

**37 ARTICLE 4 DIRECTION - PETTS WOOD AREA OF SPECIAL RESIDENTIAL CHARACTER**

**Report DRR00000**

On 18 October 2016, Members of the Executive confirmed a non-immediate Article 4 Direction withdrawing permitted development rights for front roof alterations in the Petts Wood Area of Special Residential Character. The Direction was delayed for twelve months and would not come into effect before 11 January 2018.

Members of the DCC Committee were now requested to authorise confirmation of the Article 4 Direction.

Councillor Fawthrop supported confirmation of the Article 4 Direction and moved that a further recommendation be added to note the updated Petts Wood Area of Special Residential Character description which included Chislehurst Road and The Chenies. Councillor Livett seconded the motion.

The Chief Planner informed Members that correspondence in support of the Article 4 Direction had been received from Ms Andrea Stevens on behalf of the Petts Wood and District Residents' Association.

**RESOLVED that:-**

- 1) the Portfolio Holder be recommended to confirm the Article 4 Direction withdrawing permitted development rights for front roof alterations in the Petts Wood Area of Special Residential Character; and**
- 2) the updated Petts Wood Area of Special Residential Character description be noted.**

It was reported that the Portfolio Holder for Renewal and Recreation would be requested to ratify the Article 4 Direction.

## **38 OPEN SPACE, SPORT AND RECREATION ASSESSMENT**

### **Report DRR/17/065**

Members were requested to endorse the Open Space, Sport and Recreation Assessment 2017 which would be used for planning purposes. This document contained information relating to the provision of open space, sport and recreation across the borough and provided data to assist in applications related to polices within the 2006 Unitary Development Plan and the draft Local Plan.

Mrs Mary Manuel (Head of Planning Strategy and Projects) and officers in her section, were commended for their work in producing this document.

Councillor Boughey disagreed with the statement in paragraph 7.22 which reported there was no facility provision for young people in and around Chislehurst. A very good children's playground and fitness trail was located in Chislehurst Recreation Ground. Mrs Manuel agreed to amend the document to include these facilities.

Councillor Michael emphasised the importance of developing and providing as much open space, sport and recreation facilities as possible. This document allowed Members to see where shortfalls occurred and developers would use it as an aide to improve provision through the planning process. It would also be useful to other Council departments.

Referring to the draft Rights of Way Improvement Plan produced by the Local Authority (page 231), Councillor Allen asked when Members were likely to have sight of this document. Mrs Manuel confirmed she would seek advice on this matter and respond to Councillor Allen in due course.

Officers noted a request that location maps included in the document be larger in future reports.

Councillor Buttinger considered the market segmentation research undertaken by Sport England (pages 174-175) to be outdated and requested that future research be based on the more modern lifestyles of the present time.

**RESOLVED that the Open Space, Sport and Recreation Assessment be endorsed.**

## **39 DEVELOPMENT AND PUBLICATION OF BROMLEY'S BROWNFIELD LAND REGISTER**

### **Report DRR17/063**

In accordance with Brownfield Land Register Regulations (2017), officers were required to prepare and publish by 31 December 2017, a register of

previously developed land (brownfield land) which had been identified and considered as appropriate sites for residential development.

This report would also be considered by the Executive on 6 December 2017.

DCC Members were requested to endorse a summary version of the register and recommend to the Executive that the register comprise the sites as set out in Appendix 1 of the report.

The Chairman confirmed the Council had a statutory obligation to produce the document listing only those brownfield sites which were deemed appropriate for residential development within the Borough.

Councillor Fawthrop sought clarification on how a building could be assessed as appropriate for redevelopment from the first floor up (as stated on page 257 – 155-159 High Street, Orpington). It was confirmed that this could occur where a previous planning application which included residential development from the first floor up had been granted.

Comments from Robinson Escott Planning LLP had been received and circulated to Members. These comments referred to a site in Kemnal Road which Robinson Escott Planning had identified as Brownfield land and considered suitable as redevelopment for residential use. Members agreed that as an application for development of the site had been refused, the site should not be added to the current list.

The Chief Planner reported all sites listed in the current register were of adequate size for redevelopment and had either previously been granted planning permission or was a site identified within the draft Local Plan.

**RESOLVED that the summary version of the Brownfield Land Register be endorsed and the Executive be recommended to:-**

- 1) agree that Bromley's Brownfield Land Register comprise the sites set out in Appendix 1 of the report; and**
- 2) authorise the chief Planner to finalise details of the Brownfield Land Register prior to publication on 31 December 2017.**

**40 LB BROMLEY FIVE YEAR HOUSING LAND SUPPLY PAPER -  
NOVEMBER 2017**

### **Report DRR17/062**

The National Planning Policy Framework (NPPF, March 2012) specified that local planning authorities identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. In this regard, Members considered the five year housing supply position for the Council from 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2022.

The report concluded that there was a suitable five year housing land supply in the Borough.

The Chairman acknowledged that Members were familiar with the sites listed in the report which reflected those already identified in the draft Local Plan.

The Chief Planner confirmed to Councillor Dykes that the provision of 120 residential units at the Sherman Road/Tweedy Road site (page 275), formed the initial stage of the proposed mixed use scheme at Bromley North to provide a total of 525 residential units.

In regard to the change of use from office to residential (page 277), Councillor Michael referred to the extended permitted development rights allowing for a change of use from B1(a) to C3 subject to a prior approval process. Whilst raising no particular objections to this, Councillor Michael was concerned with the loss of small businesses and emphasised the need to ensure that sufficient office accommodation was retained.

**RESOLVED that the five year housing land supply position for 1 April 2017 to 31 March 2022, be agreed.**

**41 LONDON BOROUGH OF BROMLEY'S COMMUNITY  
INFRASTRUCTURE LEVY, PROPOSED PRELIMINARY DRAFT  
CHARGING SCHEDULE CONSULTATION**

**Report DRR17/053**

The Community Infrastructure Levy (CIL) allowed local authorities in England and Wales to raise funds from developers undertaking new building projects. This would effectively replace much of the existing process of planning obligations commonly known as Section 106 Agreements.

The report outlined the process of CIL and requested Members recommend an appropriate level of charge for consultation purposes and endorse the proposal to undertake a six week period of consultation on the Preliminary Draft Charging Schedule.

The Chairman confirmed that the CIL charge would not replace Section 106 Agreements for affordable housing. Following an independent viability analysis of the Borough, it was proposed that Bromley charge £100 per sqm, payable at the start of construction.

The following table listing the rates proposed by adjoining boroughs, was circulated to Members:-

<b>Borough</b>	<b>Borough CIL Charging Rates per square metre for Residential Development</b>
Lewisham	Residential zone 2 - £70
Greenwich	Residential - £70
Bexley	Residential - £60
Croydon	Residential zone 3 - £120
Tandridge	Residential - £120
Sevenoaks	Residential Areas A & B - £125 and £75
<b>Bromley</b>	<b>Residential - £100</b>

Councillor Lymer referred to the staggered CIL approach taken by Sevenoaks Council and asked whether Bromley could do the same. The Chief Planner reported that whilst this was possible, the Council should try to avoid any extra bureaucracy.

Councillor Fawthrop was hopeful that developers may be encouraged to provide more affordable housing as this type of development was exempt from CIL charges.

Councillor Reddin was informed that currently there were no Neighbourhood Plans (page 307) and it was expected that a further report would be presented to Members after the completion of the Preliminary Draft Charging Schedule consultation process.

**RESOLVED that the Preliminary Draft Charging Schedule be endorsed and that Members of the Executive be recommended to:-**

- 1) approve the Preliminary Draft Charging Schedule; and**
- 2) approve and authorise the six week Preliminary Draft Charging Schedule consultation process.**

The meeting ended at 8.05 pm

Chairman

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