

MINUTE ANNEX A

ITEM 4.3 (18/02700/FULL1) – BASSETTS DAY CARE, CENTRE ACORN WAY, ORPINGTON

Chairman and Members

I would like to give a presentation more so to Members of the Sub-Committee that have not had the opportunity to make a site visit to familiarise themselves with the current building works that are in hand.

When London Stone Developments Limited acquired the site sometime in 2015 they produced a scheme for mixed residential dwellings of traditional design together with the conversion of Bassetts House being a listed building into self-contained flats. During the consultation presentation that took place with Councillors and local residents a few amendments were undertaken to address concerns raised.

What enhanced the approved development was that London Stone Development showed a lot of respect to the wishes of local residents and to preserve the general character with the surrounding residential housing. It can be seen that it was intended to provide 5 number 3 bedroom houses, 52 number 4 bedroom houses and 3 number 5 bedroom houses together with 45 flats plus additional 13 number flats with the conversion of Bassetts House.

Members you will now see that the application before you is to remove all the housing and substitute these with flats increasing the total number of units from 115 to 131. If this application is approved then the development will have a detrimental impact on the area with the mass and bulk and the effect on the surrounding houses that are two storey detached and semi-detached.

The mention of the proposed cycle route between Locksbottom and Orpington has been amended and the current design indicates a section in Crofton Road from the B.R. Station up to the roundabout at the junction with Crofton Lane.

In conclusion the London Borough of Bromley are experiencing that a number of developers are trying to build as many units on sites as it is more economical to build flats and we are experiencing this across the Borough.

We are all aware that we as a Council are directed to provide more housing in the Borough with some being affordable in one form or another. With this application it must be viewed on its merits.

The three Ward Councillors are in unison that this now would be an over development of the site and therefore ask the Members of the Sub-Committee to refuse this application.

Thank you Chairman and Members for allowing me to make this presentation.

Councillor Charles Joel
Member for Farnborough & Crofton Ward
29 November 2018