

ITEM 4.10 (19/00732/FULL1) – 18 HOMEFIELD RISE, ORPINGTON – COMMENTS FROM COUNCILLOR CHARLES JOEL

Chairman, Members and Officers,

Firstly I would like through the Chairman, to ask the question to the Planning Officer. Did the applicant make a pre-application planning enquiry before submitting the formal Town Planning Application to the Council?

We can see that this application before the Committee falls under section 4 and is recommended for refusal.

What has to be borne in mind is that there is considerable emphasis being made in the report on site 11 that covers 18-44 Homefield Rise and in the Bromley Local Plan that the site would be suitable for around 100 residential units. In the planning history on page 101 of the planning report the Planning Committee refused an application for 103 residential units ref:16/04563/OUT and was dismissed following an appeal to the office of the Planning Inspectorate.

The current proposal is to provide 9 2½ storey detached houses in 2 blocks with rear gardens, car parking, refuse and cycle provisions giving an acceptable density covering a smaller section of land. In the report it is claimed to be a piecemeal development.

I have a view and belief that the scheme meets the following:-

1. The proposal will contribute to the London Plan Policy 3.3 for the Council to provide additional housing in the Borough.
2. The provision falls within the expansion of Orpington Town Centre.
3. The proposal compliment matters relating to the London Plan Policy 3.4.
4. The design of the dwellings and the floor space of the houses are compliant with the required standards and the external appearance would not be detrimental to the area.

To conclude, I am mindful that this development will comply with a number of points within the Bromley Local Plan, N.P.P.F. and the Draft London Plan.

Giving the circumstances I wish to move this application to be deferred and be brought back to a Plans Sub-Committee at a later date to be considered under Section 2.

Councillor Charles Joel
Member for Farnborough and Crofton Ward
25 July 2019