

**Decision Maker:**        **DEVELOPMENT CONTROL COMMITTEE**

**Date:**                    **14 July 2020**

**Decision Type:**        Non-Urgent                    Non-Executive                    Non-Key

**Title:**                    **SHORTLANDS VILLAGE CONSERVATION AREA**

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**Chief Officer:**        Tim Horsman, Assistant Director (Planning)

**Ward:**                    Bromley Town; Shortlands

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1.    Reason for report

1.1   An assessment of the proposed Shortlands Village Conservation Area has been prepared. This assessment will form the basis of a public consultation exercise which will seek views regarding the designation of the proposed Conservation Area. .

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2.    **RECOMMENDATION(S)**

2.1   **That Members note the Shortlands Village Conservation Area assessment at Appendix 1.**

2.2   **That Members agree to undertake a public consultation exercise regarding the potential designation of the Shortlands Village Conservation Area as shown in Appendix 1, based on the proposed consultation materials at Appendices 2, 3 and 4 (noting that these materials may be amended prior to consultation).**

## Corporate Policy

1. Policy Status: Not applicable
  2. BBB Priority: Regeneration Quality Environment
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## Financial

1. Cost of proposal: Cost of consultants already incurred, cost of staff time and consultation
2. Ongoing costs: N/A
3. Budget head/performance centre: Planning Policy and Strategy
4. Total current budget for this head: £0.596m
5. Source of funding: Existing Revenue Budget for 2020/21

## Staff

1. Number of staff (current and additional): 1
  2. If from existing staff resources, number of staff hours: N/A
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## Legal

1. Legal Requirement: Non-Statutory - Government Guidance
  2. Call-in: Not Applicable
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## Procurement

1. Summary of Procurement Implications: N/A
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## Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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## Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors' comments: The assessment of the proposed conservation area was shown to Bromley Town Councillors on an informal basis in April 2020. Email from Councillor Dykes notes that Bromley Town Councillors are supportive of the Shortlands Village Conservation Area proposed in the assessment at Appendix 1.

### 3. COMMENTARY

- 3.1 A character assessment of the proposed Shortlands Village Conservation Area has been prepared by specialist independent consultants and is shown in Appendix 1. The assessment supports the designation of a conservation area encompassing the entire area as proposed, and identifies potential options for designation.
- 3.2 It is recommended that the conclusions of the assessment – namely the potential options for the creation of the Shortlands Village Conservation Area - are now consulted on throughout and adjacent to the proposed Conservation Area. Consultation responses would inform any future decision whether to designate a conservation area and the chosen option for designation.
- 3.3 A draft consultation questionnaire is provided at Appendix 2. A draft consultation letter to be sent out to residents within the proposed conservation area is provided at Appendix 3. A draft consultation letter to be sent out to residents of immediately adjacent roads is provided at Appendix 4. These consultation materials may be amended prior to launching the consultation.
- 3.4 The consultation would also be advertised in the local press.

### 4. POLICY IMPLICATIONS

- 4.1 The proposed consultation has no policy implications.

### 5. FINANCIAL IMPLICATIONS

- 5.1 The publication can be undertaken using existing resources.

### 6. LEGAL IMPLICATIONS

- 6.1 Designation of a conservation area following consultation will be subject to a future decision. Designation will follow relevant statutory requirements.

<b>Non-Applicable Sections:</b>	
Background Documents: (Access via Contact Officer)	None