

QUESTIONS FROM MEMBERS OF THE PUBLIC FOR WRITTEN RESPONSE BY THE PORTFOLIO HOLDER FOR RENEWAL, RECREATION AND HOUSING**Question 1: From Alison Stammers, Chair of Chislehurst Town Team**

On behalf of the residents of Chislehurst, we should like to know:-

- when the report from Cushman and Wakefield regarding Chislehurst Library will be available,
- whether it will be available to the public, and if not, why not
- when the decision will be made as to the chosen developer of Chislehurst Library,
- who exactly will be making that decision, and
- the criteria upon which that decision is being made.

Portfolio Holder's Response

Thank you for your question. The Library site has recently been marketed by Cushman and Wakefield on behalf of the Council with the aim of utilising the site so that it can be redeveloped to incorporate a new library facility. A number of commercial bidders have made offers for the site for a variety of different uses all including the provision of a new library facility. As with all offers received, the Council through its Officers and advisors, have to ensure that such offers provide the best consideration for the Council and are deliverable and credible. A report will be submitted to the September Executive with recommendations as to which offer to proceed with. As the bids received are commercially confidential this report will be in a Part 2 Format and therefore not available to the public. Should the Executive agree to the recommendations of the report then the successful bidder will be announced shortly afterwards.

Question 2: From Susan Sulis**PUBLIC ACCESS TO PLANNING & BUILDING CONTROL APPLICATION CASE FILES AND BACKGROUND INFORMATION**

Please specify which classes of information above, NOT available on the Council's website Register, are legally withheld from the public under FOI Act 2000, Environmental Information Regulations 2004, Inspire Regulations 2009, Local Government (Transparency Requirements) (England) Regulations 2015, (or any other legislation), and identify the relevant exemption clauses?

Portfolio Holder's Response

There is not a list of document types that is legally withheld from the public although some categories of document (such as Councillor correspondence) are not routinely made available on the register of planning applications as they may be exempt. Where requests for information not provided on the website are made, we consider these on a case by case basis against the relevant legislation, providing such information wherever possible.

Question 3: From Susan Sulis

THE BUILDING ACT 1984 REQUIREMENT OF AN OWNER INTENDING TO DEMOLISH A BUILDING TO GIVE NOTICE TO THE LOCAL AUTHORITY UNDER SECTION 80.

Over the past 3 years:-

- (a) how many Section 80 Notices have been received by the Council?
- (b) how many Section 81(5) Notices has the Council issued as part of it's statutory duty to inform owners and occupiers of any buildings adjacent to the buildings to which Section 80 Notices apply?

Portfolio Holder's Response

We have received 123 Section 80 notices from 20th August 2018 until 20th August 2020. We therefore would have issued 123 Section 81 notices. These are sent out to the server of the Section 80 notice and also The Fire Safety team, Environment Agency, and Council's Environmental Health department.

Question 4: From Alisa Igoe

CHISLEHURST LIBRARY

Could you kindly tell me why details, especially initial discussions, of the possible sale and redevelopment of Chislehurst Public Library have never been publicly available and the item only ever discussed within the restricted part of the Committee meetings?

Portfolio Holder's Response

This report deals with the bids received to dispose of the site. Whilst some background information will be made public by way of a verbal update at the meeting, information concerning the offer is commercially sensitive as it relates to financial affairs of the authority and other persons and therefore exempt under category 3 of the Access to Information Procedure Rules.

Question 5: From Alisa Igoe

CHISLEHURST LIBRARY

The Portfolio Holder said 21 January the redevelopment could continue for 2 years. Do the Council still plan for the subsequent temporary library to be sited in the High Street car park and exactly how many parking spaces will be lost for that period in that and the Library car park combined?

Portfolio Holder's Response

The successful bidder is required to provide temporary provision for the library during the redevelopment. The final details and location are still to be determined and will form part of the design and planning stages. Such proposals will be detailed and consulted on in due course.

Question 6: From Michael Roberts, Consultant, Millngate Properties Limited

REDEVELOPMENT OF CHISLEHURST LIBRARY

The discussion should be open to public scrutiny as it relates to proposed development for which The London Borough of Bromley may grant itself planning permission (Regulation 3, Town & Country Planning General Regulations 1992).

Portfolio Holder's Response

When a planning application is received for the site it will be publicised in the usual manner in accordance with legislation, which would normally be via letters to adjoining properties and a site notice and all comments received would be taken into account in the determination of the application.

Question 7: From Michael Roberts, Consultant, Millngate Properties Limited

CHISLEHURST LIBRARY

There needs to be a full and detailed assessment to demonstrate that best value for the Council has been achieved.

We therefore trust that the Committee will take the above fully into consideration in making a decision regarding the proposed Chislehurst Library re-development.

Portfolio Holder's Response

The Council instructed Cushman and Wakefield to carry out a competitive marketing process to achieve best consideration. This included mailouts to over 3000 developers, listings on Cushman and Wakefield website and a public notice being placed to invite bids in the Estate Gazette. The Council is satisfied that it has achieved best consideration as per its statutory obligation under Section 123 of the Local Government Act 1972.

Question 8: From Richard Gibbons, Bromley Living Streets committee member

Regeneration Strategy - Would the Portfolio Holder kindly provide lists of stakeholder consultees and responders; advise when public consultation will occur; and explain how strategy takes account of Coronavirus induced 'new normal' with, for example, increased online living, working from home, rise in [Pedestrian Pound](#), and the Prime Minister's [Gear Change](#) vision?

References:

The Pedestrian Pound: the business case for better streets and places

<https://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf>

Gear Change: a bold vision for cycling and walking

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904146/gear-change-a-bold-vision-for-cycling-and-walking.pdf

Portfolio Holder's Response

The Regeneration Strategy is a roadmap for the Council over the next 10 years with regards to key regeneration plans. Whilst the strategy is not a statutory document and

does not require formal public consultation, a draft of the strategy was shared with a range of stakeholders for comments including those from the business community, leisure, community and heritage sector. The Council fully recognises the importance of what may be a 'new normal' in the wake of the current pandemic and indeed how this may have accelerated change for how we live, shop and work etc. The Council over the next few months will be working on an Economic and Development Growth Plan, which will support the Regeneration Strategy, and will include more detail in relation to recovery from the pandemic. With regards to specific elements, such as Gear Change, the Council's existing Transport Policy deals with many of these aspects:-

https://www.bromley.gov.uk/info/200107/transport_policy/535/local_implementation_plan

The Council has also implemented temporary measures in the wake of the pandemic to help facilitate more pedestrian and cycling options where possible:-

<https://cds.bromley.gov.uk/documents/s50082088/ES20029.pdf>

Question 9: From Richard Gibbons, Bromley Living Streets committee member

BIDS Terms of Reference - Would the Portfolio Holder kindly clarify if the fee waiver is for 4 (item 1.3) or 2 (item 4.5.2) road closures per annum per BID, as stated in [Enc 1](#)?

Reference:

Terms of Reference: The relationship between the Council and Business Improvement Districts in the borough

<https://cds.bromley.gov.uk/documents/s50083009/Enc%201%20for%20BIDs%20Terms%20of%20Reference.pdf>

Portfolio Holder's Response

The fees will be waived for a maximum of 2 road closures per annum per BID.