

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held at 6.30 pm on 19 November 2020

Present:

Councillor Alexa Michael (Chairman)
Councillor Yvonne Bear (Vice-Chairman)
Councillors Vanessa Allen, Katy Boughey, Mark Brock,
Kevin Brooks, Peter Dean, Simon Fawthrop, Christine Harris,
Charles Joel, Russell Mellor, Tony Owen, Angela Page,
Richard Scoates, Melanie Stevens and Michael Turner

Also Present:

Councillors Kieran Terry and Pauline Tunnicliffe

51 PROPOSED NON-IMMEDIATE ARTICLE 4 DIRECTIONS TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR OFFICE TO RESIDENTIAL DEMOLITION IN BROMLEY'S DESIGNATED OFFICE AND INDUSTRIAL AREAS

REPORT HPR2020/041

Members considered the making of 20 non-immediate Article 4 Directions to withdraw the permitted development (PD) right for demolition of purpose-built detached buildings used for offices (B1a office, B1b research and B1c light industrial) together with their replacement with a single detached block of flats or a single dwelling house. The Directions would apply to the three Business Improvement Areas (BIA) in Bromley Town Centre; the majority of Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS); and all three Office Clusters, all as shown in the Bromley Local Plan (January 2019). The Directions would come into force at least 12 months after being made, subject to confirmation by the Renewal, Recreation and Housing Portfolio Holder after taking account of representations received.

The Chairman emphasised the need for office and industrial spaces to be protected.

Councillor Mellor was opposed to the conversion of office/industrial use to residential use. Buildings were initially constructed for specific purposes and conversion of office to residential use often resulted in accommodation that was not fit for purpose.

Members were informed that the 12 month delay on making the Article 4 Directions was required to remove the risk of the Council having to make compensation payments.

Councillor Joel stated that the majority of planning applications for conversion would contain details of the unsuccessful attempts to market office/industrial space. Councillor Joel supported the recommendations.

RESOLVED that:-

- 1) Members endorse the making of 20 non-immediate Article 4 Directions to withdraw the permitted development right granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”), Schedule 2, Part 20, Class ZA, which permits a single detached building comprising uses falling within Class B1(a) (office), Class B1b (research) or Class B1c (light industrial) to be demolished and replaced with a residential (Use Class C3) use. The areas in which the Article 4 Directions would apply were shown in the plan attached at Appendix 1; and**

- 2) Members note that the Portfolio Holder for Renewal, Recreation and Housing would be asked to authorise the making of 20 non-immediate Directions and subsequent public consultation for a period of 6 weeks. The Directions would come into force 12 months from the day on which they were made, if they were subsequently confirmed following public consultation. Any confirmation of the Directions would be subject to a future decision.**