

**KESTON VILLAGE
RESIDENTS' ASSOCIATION**

Minutes of the
Committee Meeting held on
22nd January 2020, 7:30pm at The Fox

Committee Present:	David Clapham	Kimball Ormond
	Hilary Ryder	Shelly Sturdy
	Peter Zieminski	Paul Spencer
	John Algar	Alison & Les Oosthuizen
	Terry Boley	Cllr Alexa Michael
	Viv Haskey	

1. **Apologies** – Cllrs McIlveen & Jefferys, Gaynor Christie
2. **Minutes of meeting 16th October 2019** – Approved.
3. **Matters Arising** – a) Cllr Michael corrected the last minutes saying the group of developers who challenged the Bromley Local Plan have lost their High Court appeal.
4. **Treasurers Report** – Attached
5. **APCA (Advisory Panel for Conservation Areas)** Terry Boley said there was nothing to report.
6. **Planning** – a) Cllr Michael reported that LBB has a current target of building 641 homes but the Mayor of London wanted to increase this to 1,424. Following the Examination in Public for the Draft London Plan in 2019, the “Panel of Experts” recommended a target of 770 housing units annually for Bromley Borough. The Mayor of London has accepted this revised figure. However, Central Government could increase it.
b) Cllr Michael also reported that LBB was close to the 10% figure of-allowed planning appeals for Major planning applications i.e. those with 11+ units of housing. If LBB exceeds 10% of Major applications lost at appeal, they could become “Designated” by Central Government. This means that Major planning application decisions will be taken out of their hands and decided centrally. c) Cllr Michael reported that the next Residents Planning Seminar would be on Saturday 14th March.
7. **Police** – Cllr Michael reported that our ward currently only had one PC – the other is off sick. Cllr Michael was chasing the Chief Inspector for an improvement.
8. **Biggin Hill** – Viv Haskey had nothing to report
9. **London Borough of Bromley Residents’ Federation** – Nothing to report. Previous minutes attached. Note next meeting dates attached below.
10. **War Memorial Project** – Peter Zieminski reported that the final design to the notice board was signed off. The project was approximately £715 short so a new appeal was proposed.
11. **Heathfield Road Survey** – Paul Spencer reported that he had received 50+ replies from his survey. 43 were very concerned about the amount and speed of traffic through Keston to the point at which, a number said they were afraid to walk along Heathfield Rd and consequently stopped using the local shop and Post Office. The residents were very keen to have some sort of

chicane or width restriction to slow down/deter traffic. Paul would produce a final document and circulate it next week. A copy would be sent to our three Councillors, who would discuss it and come back with a proposed way forward. Paul added that the main culprit for the increase in traffic was vehicles leaving the M25 at J4 and using Shire Lane and Heathfield Rd as a rat run to Croydon. John Algar would try and find a Road Traffic Engineer we could consult. The Committee thanked Paul for his hard work.

12. **AGM** – will be held on Thursday 26th March 8pm in the Village Hall. David said he would ask Cllr Smith and Traffic Engineer Angus Culverwell to speak. Paul said he would circulate the Agenda social media.

13. **AOB** – a) David reported that the Round Table planning meeting was useful.

Finally, this was the last KVRA Committee meeting chaired by David Clapham. The whole committee thanked David for his hard, dedicated work on behalf of the Keston residents. He wished his successor, Shelly Sturdy good luck in taking over.

Next Committee meetings: All Wednesdays at The Greyhound

26/3/2020 AGM 8pm Keston Village Hall

22/4/2020 7:30pm

22/7/2020 7:30pm

21/10/2020 7:30pm

London Borough of Bromley Residents' Federation dates for 2020;

19/03/2020

21/05/2020

16/07/2020

17/09/2020

19/11/2020

Treasurer's report

Since the last meeting we have had deposits of £1652.5.

Expenditure of £1717.95

The balance in the bank is £3156.50 of which £1716.73 is for the war memorial and £200 remaining for Fox Lane this leaves a balance of £1,239.77 for KVRA activities.

The invoice for the 2019 Xmas lights will be £960 leaving a balance of £279.77 for KVRA activities.

LBBRF Planning report November 2019

Please pass on my email contact details to your Chair and/or Planning Representative:

andrea.stevens@gmail.com

Current Planning applications that might be of interest

34 West Common Road Hayes 19/03215/FULL1 - Demolition of the existing buildings and redevelopment to form 25 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping.

Bromley Ski Centre Sandy Lane St Pauls Cray 19/03208/OUT - Demolition of existing disused ski school and associated buildings and hard standings. Provision of 16 x 1 bed, 16 x 2 bed and 16 x 3 bed flats (total 48 flats) and 20 x 3 bed houses and 14 x 4 bed houses (total 34 houses) all with associated bike and car parking and refuse.

Old Town Hall 30 Tweedy Road Bromley 19/03545/FULL1 and 19/03546/LBC - Application for planning permission and listed building consent to enable minor demolitions, conversion, restoration and extension of the Old Town Hall Building (extensions no greater than 3 stories in cumulative height) to provide office space (Class B1), ancillary hotel bedrooms (x 24) (Class C1), and a food and drinking establishment within the Old Courthouse (Class A4), and a five storey residential scheme consisting of 53 apartments (18 x 1 bed, 34 x 2 bed and 1 x 3 bed) (Class C3) with basement parking for 26 cars upon the former South Street Car Park Site, along with provision of 160 cycle spaces across both sites. (72 spaces - Old Town Hall, and 88 spaces - South Street Car Park), landscaping, public realm improvements and ancillary development.

Biggin Hill Airport Churchill Way Biggin Hill 19/04375/FULL1 – Application for a fenced Noise Monitor Compound located at the northern end of the runway. This is a RETROSPECTIVE APPLICATION.

Potters Farm Turpington Lane Bromley 19/04151/FULL1 - Erection of two detached bungalows for affordable housing.

The following applications came in (shown in green) after I had prepared my report:

Wells House 15 Elmfield Road Bromley 19/03620/FULL1 – Demolition of Wells House building and the redevelopment of the site to provide a building of up to 8 storeys in height, comprising 11,464 sqm of B1(a) office space with associated landscaping and cycle/car parking.

70 High Street Bromley 19/04575/FULL1 - Demolition of existing buildings (66-70 High Street), construction of a 16 storey mixed use building to provide 582sq.m retail floorspace (Use Class A1) and 68 residential units with associated disabled car parking spaces, cycle parking and refuse storage area.

Update on previously highlighted planning applications

Emmaus Retreat & Conference centre Layhams Road, West Wickham 19/00749/FULL1 - Demolition of the existing retreat and conference centre and erection of a replacement part 3/part 4 storey building for use as a retreat and conference centre with associated car parking and works. Erection of a covered walkway in the courtyard area and erection of a single storey extension to the Convent building. **GRANTED**

Hayes Common Bowls Club, West Common Road, Hayes 19/01794/FULL1 - Change of use of the existing bowls pavilion building as office space for CASPA Bromley, erection of a 3 storey building plus basement to provide a 60 bed care home (Use Class C2) with associated outdoor and indoor amenities, parking spaces and landscaping. **REFUSED**

St. Hugh's Playing Fields Bickley Road, Bickley 19/02885/FULL1 – Installation of a temporary kitchen pod. **GRANTED**

Scrubs Farm Lower Gravel Road, Bromley 19/02608/FULL1 - Extension to existing clubhouse, erection of 140 seat sports-stand and construction of artificial sports pitch with perimeter fence and floodlighting. **WITHDRAWN**

London Plan – progress

The Inspectors report has been published (October 2019) following the Examination in Public of the Draft New London Plan.

Various amendments have been suggested. These recommendations have been made to ensure that the DNLP meets the tests of soundness. The amendments that were, perhaps, of most concern to LBB are connected with the very challenging targets set for housing by the Mayor of London. The Inspectors were unconvinced by the plan's assumption that it would deliver 38% of new homes on sites with 25 units or less. They have recommended reducing the small sites target by over 50%.

The Inspectors said that the massive uplift in the target of 65000 new homes per year was highly unlikely to occur. They also said by accepting the targets would be setting the Plan up to fail.

The amended 10-year housing target for net housing completions for LBB is 7740. This covers the period from 2019-20 through to 2029-30.

The amended 10-year target for net housing completions on small sites for LBB is 3790 for the same period 2019-20 through to 2029-30.

The Inspectors have also suggested that a strategic view of the Green Belt is needed to accommodate London's development needs.

The Mayor has 6 weeks to respond to the findings of the report.

A.Stevens 18 November 2019