

LBBRF Planning report November 2019

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

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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