

Minutes of BRRR AGM held at Community House

Monday 19 March 2018

Chair – Patrick Holden

1] Chair's Report

A] Site A

Main focus has been on Site A with 2 planning applications received:

- 6 – 10 Sherman Road 23 Story development proposed by BeLiving
- 10A Sherman Road - 10 storey developments

The first had around 300+ objections, the second 60+ objections on the LBB planning portal

B] Bromley Local Plan

10 year development proposal, BRRR has been helping residents to understand the proposals and providing information

C] Parking

After pressure from BRRR, 7 additional spaces have been designated on Babbacombe Road (locations on display at the meeting)

D] Crime Reports

We have had a few break ins and some unlicensed debt collectors, but crime has been low in general

E] Privacy Requirements

Noted need to require Opt-In under GDPR

F] Wider Operation of BRRR

BRRR now delivers 1200 leaflets for each meeting and meetings have grown from about 25-30 people to 55-60. About half of those present were from outside BRRR's normal catchment.

G] Thanks to Committee and Helpers

2] Treasurers Report

We currently have 82 paid up members, an amount of £5 per household subscription fee was agreed to continue for year 2018-19.

BRRR Statement of Accounts as at 18.03.2018

Balance b/f		194.00
Income		
	Subscriptions	410.00
	Donations	40.00
	Late subs 2016	3.00
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		453.00
Expenses		
	Events/Hall Hire	152.00
	Refreshments	17.82
	Printing/Stationery	217.95
	Website	30.00
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		417.77
Balance c/f		229.23

3] Election of Officers

Chair: Patrick Holden. First nominee Russel Mattushek and seconded by Mark Goss-Sampson

Treasurer: Clare Goss-Sampson - First nominee Russel Mattushek and seconded by Dee Mattushek

Secretary: Dee Mattushek. Nominated by Patrick Holden and seconded by Tonina Hoang

Committee: Antje Conreen. Nominated by Marta Morillo and seconded by Patrick Bloom

Committee: John Street. Nominated by Tonina Hoang and seconded by Patrick Holden

Committee: Russel Mattushek Nominated by Mark Goss-Sampson and seconded by Patrick Bloom

Thanks to Tonina Hoang who is standing down from Treasurer and Committee.

4] 'The Future of Bromley North' – Q & A with Cllr Peter Morgan, Portfolio Holder for Renewal and Recreation

Patrick gave an overview of the situation around Site A:

- Identified as an opportunity Site in LBB's Area Action Plan (2010)
- The site's multiple ownership has made integrated decision-making difficult
- Conflicting information about scope and scale of what might happen on the site

Peter Morgan:

- The housing requirement proposed by Greater London which gives a minimum target per council.
- LBB local plan meets the previous target of 641 homes/yr for 15 years but land needs to be found for this. Bromley has 22,000 acres of land in our greenbelt, but building is restricted.
- Noted that planning guidance identified that consideration should be given to
 - the site context

- accessibility (local transport, walking etc)
 - the capacity of surrounding infrastructure
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- New target is now 1420 homes/yr. Local Councillors are against over-development of town centre so are likely to object to the existing two planning applications.
 - It is possible that the Mayor can take control of planning process at any point.
 - Noted that a development at Bromley South was objected to and then also quashed on appeal.
 - Would like to see a building lower in height than existing Sherman House / Northpoint.

Questions from the BRRA:

Does Site A require a Master Plan?

No, but it would be useful. The lead for whole site would be Network Rail (largest landowner). LBB would be part of joint decision-making.

What of parking requirements?

A London planning restriction is for NO NEW PARKING within 800m of a railway. However, Bromley North is not central London.

“The surrounding infrastructure of all types is a key element in determining the optimum density of a site. The capacity of existing and future public transport services, and the connections they provide, should be taken into consideration, as should the potential to increase capacity through financial contributions and by joint working with Transport for London. Boroughs and infrastructure providers should also consider the cumulative impact of multiple development proposals in an area. In general, the higher the density and the lower the car parking provision should be.”

Cllr Nicky Dykes said it appeared that BeLiving simply did not care about local impact and surmised that Mayor Khan will most likely approve the development despite objections. Councillors cannot prevent the proposals and their powers are limited

Questions and comments from the floor:

- Schools and services haven't been considered – this can be a big reason to refuse the development
- Area Action Plan includes a ‘tall building’, but how tall is a tall building? As this document is due for review perhaps this could be removed
- What is the plan for busses etc.? The whole site will have to get a new bus station, but impacts viability. Current aim is to move the bus terminus within current space
- How long would the current applications take to be realised? It will take at least 6 months for detailed plans to be developed, to start earliest in Spring 2018 – and 2 years to build
- What can community do to oppose this development? Write and object as much as possible, not only emails but letters too. Address to the LBB Head of Planning.

- Nicky Dykes – all online comments will be seen by the Councillors. Can go to public enquiry. I've been talking to Gareth Bacon about this too
- Peter Morgan - With Bromley under obligation to provide 1400 sites, how do we build these units? If they Mayor's plan does become Law, we could categorise where we could develop, greenbelt areas or otherwise, so we can at make this decisions at a local level
- There are plenty of smaller vacant sites that could and should be developed into housing. BHS will be turned into flats, LBB are progressing development at site G. The Mayor might take over the Council Planning role
- Which Boroughs are ahead in their planning and where are we? LBB are at the top, we have met our targets so far.
- Is Bromley quite high on availability of Social Housing? For any site of 10 units or more 35% must be affordable housing. This does reduce viability and site value.
- Will the two developers be told how much social housing to allocate? Yes, it's still 35%, but this can drop to make it more viable with the "difference" being made up as a cash payment.

Raffle

The Raffle raised £191. Many thanks to all who contributed prizes and participated.