



NEWSLETTER (5/90) August 16th, 1990

Special General Meeting

This Newsletter is to announce that the next scheduled Committee Meeting on the 6th September will be a Special General Meeting, which has been called at the request of your Planning Sub-Committee.

The time - 8.00 pm Thursday 6th September.

The place - Christ Church Hall, Highland Road.

The subject - Our case to Bromley Council for the area we represent to be designated an "Area of Special Residential Character".

The reason for calling the meeting is twofold.

Firstly, to update members on our case and progress so far.

Secondly, to seek support from members for future tactics and strategy.

As you know we have 2 Councillors for our Ward and one of them Councillor Hollobone has promised to be present. The other, Councillor Wilkinson, is Chairman of the Sub-Committee which is considering our case. As such he could be in a difficult position if it was thought that he had associated too closely with our cause. (An interesting question of priorities).

In case you are wondering about the benefits of being an ASRC, they are listed overleaf. They do not stop all development but, they do try to ensure that any development that is allowed is in keeping with what exists in the neighbourhood.

Do come along, there are important decisions to be made. Your Committee wants your views and your support.

Peter Pain (Editor)

AREAS OF SPECIAL RESIDENTIAL CHARACTER

DEVELOPMENT CONTROL GUIDELINES

In considering applications for new development, the Council, as well as applying the general housing policies in the UDP, will also have regard to the following development control guidelines for such areas:

- i) Developments likely to erode the individual quality and character of the ASRC's will be resisted. Reference will be made to the description of areas given below for a determination of individual quality and character;
- ii) residential density shall accord with that existing in the area;
- iii) spatial standards of new development (plot width, garden depth and plot ratio) shall be similar to the general pattern in the area;
- iv) the height of existing buildings in the area shall not be exceeded;
- v) the side space requirement between a two or more storey development and the boundary will be required to be similar to that prevailing in the area;
- vi) backland development will not be permitted;
- vii) new development will be required to take account of existing front and rear building lines;
- viii) existing mature trees and landscaping shall be retained wherever possible;
- ix) proposals likely significantly to increase the proportion of hard surfacing in front of existing properties will be resisted unless accompanied by satisfactory landscaping proposals;
- x) materials shall match or complement those in adjoining existing developments;
- xi) areas of land indicated as Urban Open Space on the Proposals Map, will not be developed for any purpose.