

POTENTIAL NEW CONSERVATION AREAS

Local Planning and Environment Advisory Committee - 19 November 2013

Report of Chief Planning Officer

Status: For decision

Key Decision: No

This report supports the Key Aim of Green Environment

Portfolio Holder Cllr. Bosley

Contact Officer(s) Alan Dyer Ext. 7361.

Recommendation to Local Planning and Environment Advisory Committee: Members comments are invited on the suggested approach to prioritisation of Conservation Area requests set out in the report.

Reason for recommendation: The approach is to give priority to those areas that are more likely to be under pressure for new development that could be harmful to their character.

Introduction and Background

- 1 At the last Local Planning and Environment Advisory Committee a presentation was made on Conservation Areas and permitted development rights and an action arising from this was:
- 2 *to circulate the list of current applications for conservation area status for Members to comment on prioritisation.*
- 3 This report sets out the list of potential areas that have been put forward in recent years and suggests a possible approach to prioritisation.
- 4 Appendix 1 lists the areas that have been put forward with comments showing those that have been considered and key planning designations that would be relevant to considering development proposals in the area concerned

Possible Approach to Prioritisation

- 5 It will be seen that some areas have been assessed. Hartsland has been designated and Weald is being brought forward for designation, while areas in Sevenoaks have been considered in the context of reviews of existing Conservation Areas and some extensions have been made.

- 6 With regard to the remainder a potential approach is to give priority to those areas that are more likely to be under pressure for new development that could be harmful to their character.
- 7 Most of the areas put forward are covered by Green Belt and a significant proportion are also AONB. Restrictive policies in these areas limit the scope for new development and consequent pressure on the prospective Conservation Area. Additionally, the AONB is not affected by the recent relaxation of permitted development rights for extensions.
- 8 In Sevenoaks the Residential Character Area Assessment identifies the distinctive features that contribute to local character. Although Conservation Area status offers greater control, the Character Area Assessment provides a robust basis for refusing permission for developments that have an adverse impact.
- 9 Prioritisation could therefore be:
 1. Developed areas without character area assessments
 2. Developed areas with character area assessments
 3. Green Belt areas

On this basis the top priority areas would be:

- Crockenhill
 - Hartley Green
 - New Ash Green
- 10 Of these, New Ash Green is a large area that would require further consideration to identify which area or areas might be designated. A Neighbourhood Plan is being prepared and it is suggested that it be considered later in the light of any recommendations emerging from the plan.
 - 11 It is therefore recommended that Crockenhill and Hartley Green be agreed as priorities for potential Conservation Area designation for investigation during 2014.

Other Options Considered and/or Rejected

Given the number of requests some prioritisation is necessary. Members could consider alternative approaches but the one proposed is considered justified for the reasons set out above.

Key Implications

Financial

The costs involved in bringing forward new conservation areas following the approach outlined above can be met from existing budgets.

Legal Implications and Risk Assessment Statement.

Local authorities have a duty to review their Conservation Areas.

Equality Impacts

Any equality impacts will be considered in relation to the potential designation of individual areas.

Appendices

Proposals received for Potential Conservation Area Designation

Background Papers:

None

Richard Morris
Chief Planning Officer

Appendix: Proposals received for Potential Conservation Area Designation

Area	Comment
Bayham Road, Sevenoaks	Covered by the Residential Character Area Assessment.
Hartslands, Sevenoaks	Now designated
Oakhill Road, Sevenoaks	Part now incorporated into Kippington Rd CA
St Botolph's Avenue, Sevenoaks	Covered by the Residential Character Area Assessment
St Botolph's Road and The Drive, Sevenoaks	Part added to The Vine CA.
Victoria Road, Sevenoaks	Rejected as an addition at the time that neighbouring Conservation Areas were reviewed.
Crockham Hill	Green Belt and AONB
Crockenhill	Within the village envelope
French Street	Green Belt and AONB
Godden Green	Green Belt and AONB
Hartley Court	Green Belt
Hartley Green	Within the village envelope
Hever Village	Green Belt
Hosey Hill	Green Belt and AONB
Knockholt Old Village	Green Belt
Lullingstone Castle	Green Belt and AONB
Marsh Green	Green Belt
New Ash Green	Covered by village envelope
Poundsbridge	Green Belt and AONB
Sevenoaks Weald	In process of designation
Shoreham Home Farm	Green Belt and AONB
Stone Street	Green Belt and AONB