

11 July 2019 at 7.00 pm

Conference Room, Argyle Road, Sevenoaks
Despatched: 11.07.19



Cabinet

Supplementary Agenda

	Pages	Contact
7. Adoption of updated Conservation Area Appraisals and extensions to conservation areas 	(Replacement pages 41 - 42)	Regina Jaszinski Tel: 01732227103
8. Community Infrastructure Levy (CIL) Spending Board - Review of Governance	(Replacement page 211)	Claire Pamberi Tel: 01732227178

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

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Item 7 - Adoption of updated Conservation Area Appraisals and extensions to conservation areas

The attached report was considered by the Development & Conservation Advisory Committee on 9 July 2019. The relevant Minute extract is below.

Development & Conservation Advisory Committee (9 July 2019, Minute 10)

The Conservation Officer presented the report which provided a summary of the outcome of the public consultation on draft conservation area appraisals, and demonstrated the interactive map feature.

The report set out changes that had been made as a result of the public consultation and recommended the adoption of the updated conservation area appraisals, including changes to the conservation areas' boundaries and the making of a focussed Article 4 Direction to remove limited permitted development rights in the Shoreham Conservation Area and Swanley Village Conservation Area.

It was requested that with regard to branding that Sevenoaks District Council also appeared on the back of the documents once published.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) the updated conservation area appraisals for the Brasted High Street, Leigh, Seal, Shoreham, and Swanley Village Conservation Areas, be adopted;
- b) the proposed extensions be designated to each of the above conservation areas as set out below -
 - i. the inclusion of the following five properties into the Brasted High Street Conservation Area: Old Orchard, High Street; Tanners Mead; The Old Forge; and 1 & 2 Tannery Cottages, all on Rectory Lane as shown in the map at Appendix C to the report;
 - ii. the inclusion of the following properties into the Leigh Conservation Area: 1-22 (consecutive) Garden Cottages; 21 and 22 Barnetts Road; 1 Powder Mill Lane; The Hawthorns; Oak Tree Cottage; The Beeches; The Cottage and Rosslyn, all on Powder Mill Lane; and the northern section of Crandalls (the street); Land to the south of Site of Former Public

Conveniences; Land belonging to Chestnuts; The Green, Leigh as shown in the map at Appendix B to the report;

- iii. the inclusion of the following 11 properties into the Seal Conservation Area: The Seal Village Allotments on Childsbridge Lane; 1 - 5 (consecutive) Jubilee Rise; Northview; Hill House; Bella Vista on Jubilee Rise; and the Scout Hut of the Ninth Sevenoaks Scout Group; and Lulworth, both on School Lane as shown in the map at Appendix B to the report.
 - iv. the extension of the Shoreham conservation area to include the following 14 properties: Nos. 40, 42, 44, 46-56 (even), 72-76 (even), 76a and 83 High Street and Field at the North End of High Street, known as Crown Field, into the conservation area as shown in the map at Appendix B to the report
 - v. the inclusion of the following seven properties into the Swanley Village conservation area: Lucas Farmhouse, Land North of Lucas Farmhouse, Lucas Cottage and Pine Cottage, Cygnet and Land East of Cygnet, all on Beechenlea Lane, and the building attached to the listed Coach House at Old Place, Old Place Stables, Swanley Village Road as set out in the map at Appendix B to the report;
- c) Shoreham Mill Lane Conservation Area be cancelled and extensions designated to the Shoreham High Street and Church Street Conservation Area to include all the properties of the former Shoreham Mill Lane Conservation Area to form the Shoreham Conservation Area;
 - d) the making of a focused use of Article 4 directions to remove limited permitted development rights for protecting historic boundary treatments and front gardens in the Shoreham Conservation Area and Swanley Village Conservation Area, as set out in paragraphs 51 to 55, be agreed; and
 - e) delegated authority be granted to the Portfolio Holder to approve the final version of the documents.

The Committee showed their appreciation for the hard work of the conservation officers.

Item 8 - Community Infrastructure Levy (CIL) Spending Board - Review of Governance

The attached report was considered by the Development & Conservation Advisory Committee on 9 July 2019. The relevant Minute extract is below.

Development & Conservation Advisory Committee (9 July 2019, Minute 11)

The Planning Standards Manager, with input from the Senior Solicitor, presented the report on proposed amendments to current CIL governance arrangements which had been agreed by Members in July 2017 and were reviewed annually to ensure that they were still fit for purpose. The report set out some suggested changes following feedback received from Members and Officers and the new Chairman and Vice Chairman of the CIL Spending Board.

Members were advised that should they have any CIL queries they could contact officers on the dedicated email address: cil@sevenoaks.gov.uk.

Further to the report and discussions with the Chairman of the CIL Spending Board, the Planning Standards Manager suggested a further amendment at paragraph 5.14, sixth bullet point of Appendix A being amended to read 'Whether sufficient evidence has been provided to show that funding from other sources has been maximised and that this will normally include a majority of funding from other sources.'

The Chairman of the CIL Spending Board addressed the Committee in support of the changes, advising of the reasoning behind the proposals. She hoped to hold a CIL Spending Board under the new Governance arrangements as soon as possible. The previous Vice Chairman of the CIL Spending Board supported the amendments.

Officers were thanked for all their hard work in turning around the proposals in such a short period of time.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

The Chairman moved the recommendations as set out in the report subject to the suggested amendment and it was

Resolved: That the proposed changes to the CIL Spending Board governance arrangements as set out in the report, be agreed subject to Appendix A to the report, at paragraph 5.14, sixth bullet point being amended to read 'Whether sufficient evidence has been provided to show that funding from other sources has been maximised and that this will normally include a majority of funding from other sources.'

