

PLANNING ADVISORY COMMITTEE

Minutes of the meeting held on 19 April 2017 commencing at 7.00 pm

Present: Cllr. Mrs. Hunter (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. C. Barnes, Dr. Canet, Clark, Halford, Horwood, McGregor,
Mrs. Morris, Parson, Piper and Thornton

An apology for absence was received from Cllr. Gaywood

Cllrs. Purves and Searles were also present.

40. Minutes

Resolved: That the Minutes of the meetings of the Committee held on 17 January and 25 January 2017 be approved and signed by the Chairman as a correct record.

41. Declarations of Interest

There were no additional declarations of interest.

42. Actions from Previous Meetings

There were none.

43. Update from Portfolio Holder

The Portfolio Holder for Environment reported that:

- Cabinet had accepted the resolutions from the Planning Advisory Committee with regards to the Swanley Master Vision and as a result the Master Vision was moving forward to the Issues and Options report stage without a garden village;
- With reference to the local plan, RA16 - Knole Estates, the Council's policy was not to build on green belt land with two exceptions: brownfield sites within the green belt; and where there were exceptional circumstances. He [tabled](#) a list that officers were starting to prepare of such brownfield sites as a list did not exist. He requested the support of the Committee to request that Officer reconsult with Town and Parish Councils as some had not replied. Support was shown.

44. Referrals from Cabinet or the Audit Committee

There were none.

45. Sevenoaks Local List

The Conservation Officer presented the report which actioned policy EN4 of the Allocations and Development Management Plan (ADMP) by creating a Sevenoaks District Local List Supplementary Planning Document (SPD). The compilation of the proposals to initiate the Sevenoaks District Council's Local List SPD had been a good example of partnership working between the local community and the District Council to action SDC policy.

The Chairman welcomed Sir Michael Harrison who addressed the Committee. At the meeting just over a year ago the Committee had expressed its thanks to those that had worked on the first tranche which was agreed for consultation, he advised that this thanks had been fed back and appreciated. He pointed out that the Sevenoaks society (SOC) had requested three particular areas to be covered under Article 4 Directions and whilst they would prefer all were included they were happy that the first two were. The third had been for the protection of façade details and materials. He further requested that the wording at paragraph 23 of the report be amended with the substitution of the word 'will' for 'may' and that it be made clearer whether the Article 4 Directions would be blanket or on a case by case application.

The Chief Planning Officer advised that with regards to blanket or case by case, this would be for the Committee to advise their preference and it would be done as their intent subject to legal advice, but would require a recommendation to Cabinet. He advised that if the preference were for a blanket approach, then (subject to legal advice) it would most likely be a blanket with regards to the general principle but applied on a case by case basis.

He further advised that with the exercise of an Article 4 Direction, caution needed to be exercised that you were not being more prohibitive than you would be within a conservation area, and therefore it was not appropriate to include the third request mentioned. If a member of the public wished to exercise their permitted development rights the Council would not be aware unless it was brought to their attention. Also a number of things wouldn't be classed as development.

Members voiced their appreciation and thanked all those involved in the production of the Local List.

Members specifically discussed 95 Dartford Road. The Chairman herself had in fact been one of the surveying team and knew the property well. It was also noted that this particular property had been reconsidered by the Panel in response to the objections received and reconfirmed for inclusion. The Chief Planning Officer reported, for information only, that a planning application had been submitted to demolish the site and build six 2 bed flats, however no discussion was held on the merits of the planning application.

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It was also noted that this was still a draft and it was suggested that approval of the final version of the supplementary planning document should perhaps be delegated to the Portfolio Holder in consultation with the Chairman and Vice Chairman of the Planning Advisory Committee.

Public Sector Equality Duty

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

The Chairman moved and it was

Resolved: That the following be supported

- a) the adoption of the draft SPD (including the first round of locally listed assets proposed), and recommended to Cabinet that authority be delegated to the Portfolio Holder for Planning to approve the final draft in consultation with the Chairman and Vice Chairman of the Planning Advisory Committee;
- b) the second tranche of identified assets going out to public consultation;
- c) the consideration of the focused use of Article 4 Directions to remove limited permitted development rights which would result in planning permission being required for
 - i) Demolition of Locally Listed Buildings outside a conservation area;
 - ii) Alteration (including removal) of locally listed boundaries and railings, inside and outside a conservation area; and
- d) the communication of the proposed Article 4 Direction if necessary.

46. Open Space, Sport and Leisure Study

The Senior Planning Officer presented the report which presented the Open Space, Sport and Leisure Study which was an evidence base document in support of the emerging Local Plan. The purpose of the study was to assess the existing open space, sport and leisure provision within the district and to identify future issues and needs up to 2035. The study also included a playing pitch strategy.

Action 1: Senior Planning Officer to check whether the Howard Venue in Hextable had been included in the study.

A Member expressed disappointment that so few parish councils had responded, and asked if they could be reconsulted. The Senior Planning Officer advised that

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there would be further consultation as part of the issues and options consultation, but it was possible to place a specific question on Open Spaces within there.

Members also discussed the provision of facilities by private schools etc., the Senior Planning Officer advised that where there were no formal community agreements in place and they would be looking to formalise any existing arrangements and looking at additional opportunities.

Public Sector Equality Duty

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

Resolved: That

- a) the initial findings of the Open Space, Sport and Leisure Study be supported as part of the robust evidence base from which the Local Plan strategy would be developed; and
- b) Officers continue to work with the Town & Parish Councils and local ward councillors.

47. Gypsy & Traveller Accommodation Assessment

The Senior Planning Policy Officer presented the the Gypsy and Traveller Accommodation Assessment (GTAA) which had been prepared as part of the evidence base to support the emerging Local Plan. The GTAA had identified a need for 51 new pitches to provide suitable accommodation for the Gypsy and Traveller community up to 2035 and the District had a potential supply of 76 pitches on existing sites.

It was noted therefore that this was good news as the need for 51 Gypsy and Traveller pitches could be met on existing sites and it was unlikely that new sites would be needed.

There was some discussion on the lack of and need for transit camps, but noted that current figures did not support the need for one within the District.

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 the Gypsy and Traveller Accommodation Assessment (GTAA) attached at Appendix A to the report, be endorsed as a robust evidence base from which the Local Plan strategy would be developed.

48. Strategic Housing and Economic Land Availability Assessment (SHELAA)

The Senior Planning Officer presented the report which set out the findings of the Strategic Housing and Economic Land Availability Assessment (SHELAA), which is a technical assessment of the amount of land that is available and suitable to meet the District's housing and employment needs. The SHELAA will help to inform the development strategy for the new Sevenoaks District Local Plan 2015-35.

Public Sector Equality Duty

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

Resolved: That the Strategic Housing and Economic Land Availability Assessment (SHELAA) attached at Appendix A to the report, be endorsed as a robust evidence base from which the Local Plan strategy would be developed.

49. Work Plan

The work plan was noted.

THE MEETING WAS CONCLUDED AT 9.00 PM

CHAIRMAN