

## PLANNING ADVISORY COMMITTEE

Minutes of the meeting held on 20 July 2016 commencing at 7.00 pm

Present: Cllr. Mrs. Hunter (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Dr. Canet, Halford, Horwood, McGregor, Mrs. Morris, Parson and Piper

Apologies for absence were received from Cllrs. Clark, Gaywood and Scholey

Cllr. Searles was also present.

### 11. Minutes

Resolved: That the Minutes of the meeting of the Committee held on 21 June 2016 be approved and signed by the Chairman as a correct record.

### 12. Declarations of Interest

There were no additional declarations of interest.

### 13. Actions from Previous Meetings

The actions were noted.

### 14. Update from Portfolio Holder

The Portfolio Holder advised that, along with other Members, he was receiving letters of concern over the call for sites. He reiterated the minutes of the last meeting, 'comments on the suitability of the sites were not being invited at this stage. In order to reduce the period of concern, it was being investigated whether the timetable could be brought forward. These were purely factual summaries..'. The Chairman used her discretion allowing a member of the public to address the Committee. He thought that a lot of public concern would have been spared if certain sites had been omitted from the start. Members further clarified that it was a government driven, district wide process in order to evidence as much information as possible to then be able to eliminate sites with robust and sound evidence and minimise the likelihood of having sites reintroduced by the Planning Inspectorate.

### 15. Referrals from Cabinet or the Audit Committee

There were none.

16. Swanley and Hextable Masterplan - Vision

Members considered a report which set out a proposed Masterplan for Swanley and Hextable for public consultation. The Masterplan set out a 20 year Vision for regeneration. It provided the means of formulating a cohesive and ambitious Vision for medium to longer term regeneration and growth and provided a focus on the large scale infrastructure projects needed to help achieve a positive transformation.

Members received a [presentation](#) from representatives of Tibbalds, BBP Regeneration and Urban Flow and Members took the opportunity to ask questions.

Members discussed the report and presentation and were in support of the aspirational Vision. Members were keen that the public be widely consulted and suggested the period of consultation should be extended from 6 to 8 weeks. The need for a consultation strategy was discussed, to ensure the best possible communication with residents, stakeholders and neighbouring areas.

Public Sector Equality Duty

Members were reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to (i) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010, (ii) advance equality of opportunity between people from different groups, and (iii) foster good relations between people from different groups. As above, subject to the outcome of public consultation the Masterplan Vision would be refined as an Area Action Plan element of the new Local Plan. The preparation and adoption of a Local Plan would directly impact on end users, and the impacts would be analysed via an Equalities Impact Assessment (EqIA) to be prepared alongside each key stage of plan making.

The Chairman moved and it was

Resolved: That it be recommended to Cabinet that

- a) a Masterplan for the future regeneration and growth of Swanley and Hextable be considered and the Vision agreed and Scenario 3 the transformational growth option, be taken to a full 8 week public consultation;
- b) a full detailed consultation strategy be put in place; and
- c) authority be delegated to the Chief Planning Officer, in consultation with the Planning Portfolio Holder, to make any subsequent changes to the Masterplan as necessary.

17. Sevenoaks District Council Local List

Two representatives of the Sevenoaks Society were welcomed to the meeting and explained the background to their involvement. They advised they would be very pleased to offer their help and advice to any other community groups considering the same. They reported that they had already been asked to speak at Kent CPRE, Margate and Cranbrook.

The Committee thanked everyone involved and showed their appreciation. It was agreed that some publicity should be given to their hard work such as an article in the InShape magazine.

The Conservation Officer presented the report which sought approval to go to public consultation. The report actioned policy EN.4 of the Allocations and Development Management Plan (ADMP) by creating a draft Sevenoaks District Local List Supplementary Planning Document (SPD) for public consultation. 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 draft SPD identified criteria for local listing and the buildings, structures and spaces which met that criteria within the Sevenoaks town area.

Members discussed the inclusion of 'gardens' of interest and how they might be included in the criteria. The Conservation Officer advised that this could be added to the descriptive element within criteria 14.

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 draft Local List Supplementary Planning Document, be approved; and
- b) the commencement of the public consultation exercise on the draft Local List Supplementary Planning Document be approved.

18. Work Plan

The work plan was noted and changes agreed

THE MEETING WAS CONCLUDED AT 9.09 PM

CHAIRMAN