

## **Item 10 - Sevenoaks Local List**

The attached report was considered by the Planning Advisory Committee on 19 April 2017. The relevant Minute extract is below

### Planning Advisory Committee (19 April 2017, Minute 45)

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. It was 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 that a planning application had been submitted to demolish the site and build six 2 bed flats.

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.