

PLANNING ADVISORY COMMITTEE

Minutes of the meeting held on 12 March 2019 commencing at 7.00 pm

Present: Cllr. Mrs. Hunter (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. C. Barnes, Dr. Canet, Clark, Edwards-Winser, McGregor,
Mrs. Morris, Parson, Piper and Thornton

Apologies for absence were received from Cllrs. Gaywood and Horwood

Cllrs. Dickins and Eyre were also present.

27. Minutes

With regard to Minute 21 it was agreed that although Cllr Piper did not declare an interest it would be helpful to have minuted the advice he had received from the Monitoring Officer. At that meeting in response to a query as to whether he should declare an interest as Portfolio Holder for Planning, a member of the Planning Advisory Committee and Chairman of the Sevenoaks Town Council Planning Committee, he advised that following advice received from the Monitoring Officer, as long as you entered the meetings with an open mind prepared to change your mind, he was covered. He stated that he had never previously expressed a view or campaigned on any of the sites and it was entirely appropriate to vote and was covered by Section 25 of the Localism Act 2011 and the Council's Constitution.

Resolved: That the Minutes of the meeting of the Planning Advisory Committee held on 22 November 2018 be approved and signed by the Chairman as a correct record, subject to the above being noted.

28. Declarations of Interest

No additional declarations of interest were made.

29. Actions from Previous Meetings

There were none.

30. Update from Portfolio Holder

The Portfolio Holder for Planning advised that he would update the meeting on the Draft Local Plan.

Having received this information Councillor Mrs Morris removed herself from the room during consideration of this item as she was aware that there appeared to be

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some public perception that she had an interest, as declared at the previous meeting.

The Portfolio Holder for Planning [updated](#) Members on the progress made so far with the draft Local Plan.

In response to questions the Chief Planning Officer advised that speaking with the Planning Inspector who had attended the offices, he had indicated that in his view an Inspector would be unlikely to focus on sites omitted from the Plan and would focus on sites within the plan. However, the Chief Planning Office said omitted sites could possibly be considered under ‘housing need’. An Inspector could ask the Council to look again at sites not in the Plan. Adoption could be as late as 2020.

31. Referrals from Cabinet or the Audit Committee

There were none.

32. Adoption of the High Weald AONB management plan 2019-2024

The Principal Planning Officer (Policy) presented the report which sought adoption of a management plan for the High Weald Area of Outstanding Natural Beauty (AONB), which the Council was legally required to do.

The High Weald AONB Management Plan review (2019-2024) was approved by the Joint Advisory Committee (JAC) of the AONB unit on 28 November 2018 after public consultation and with input from the Council. It was recommended that the Council adopt the Plan as it would assist in understanding the key characteristics of the AONB and therefore developing policies and making development management decisions to protect and enhance the natural beauty of the landscape of the High Weald AONB.

Cllr Dickins addressed the Board as the Council’s representative on the High Weald Area of Outstanding Natural Beauty - Joint Advisory Committee. He thanked Officers for all their work. He stated that 60% of the District was AONB and had a great impact on the visual landscape and land use. The Plan looked to preserve it and take it forward into the twenty-first century.

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 to adopt the High Weald AONB Management Plan and to provide a link to the document on the Council’s website.

33. Adoption of Westerham and Seal St Lawrence (Seal) Village Design Statements

The Planning Policy Team Leader presented a report which sought approval of the adoption of the Westerham and St Lawrence (Seal) Village Design Statements as

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Supplementary Planning Documents. She confirmed that the documents had yet to be agreed by the in-house Council branding group so there was still time to make minor typographical corrections.

In response to a comment on the status and impact of a SPD on development control decisions, the Chief Planning Officer advised that any decision was taken on balance and that a SPD was a material planning consideration and account of all relevant documentation would be taken.

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 approval be given for the adoption of the Westerham and Seal St Lawrence Village Design Statement as a Supplementary Planning Documents.

34. Community Infrastructure Levy (CIL) Spending Board - review of governance

The Planning Standards Manager presented the report which looked at the current arrangements and proposed changes, following feedback from Members and Officers on governance arrangements for the Community Infrastructure Levy (CIL) Spending Board.

Members discussed the proposed changes and made some further suggestions for Officers to consider, which among them included:

changes to the proforma -

- if Parish/Town Councils are applying then a section to request a breakdown of their own CIL contribution, or an explanation if there is none;
- a section to request how the project identified with the Council's Infrastructure Development Plan (IDP) and its priorities;
- the reference number of any planning permission;

other suggested changes -

- clearer information on what is community infrastructure and the Council's priorities for infrastructure placed in the guidance notes;
- ensure adequate and regular financial and progress monitoring with enforcement measures; and
- consider a way of indicating, in order to aid examination by the CIL Spending Board, areas where applications are stronger or weaker;
- evidence of all the spending on the project.

Resolved: That

- a) the report updating on progress made, be noted;

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- b) comments made be noted: and
- c) a final report be brought back to a future meeting of the Planning Advisory Committee with recommendations to Cabinet.

35. Work Plan

It was noted that the Conservation Area Appraisals report would now be considered at the next scheduled meeting in June. Unfortunately, due to timescales it had not been possible to report to this meeting. Also added to the June meeting was the CIL Final report and a Local Plan Update. An Enforcement Update was requested for the meeting in October 2019.

THE MEETING WAS CONCLUDED AT 8.30 PM

CHAIRMAN