

Decision Maker: R&R Portfolio Holder for pre-decision scrutiny by the R&R PDS Committee

Date: 18th September 2013

Decision Type: Non-Urgent Executive Non-Key

Title: SALE OF LAND IN PLOTS OFF KEMNAL ROAD,
CHISLEHURST – PROPOSED ARTICLE 4 DIRECTION

Contact Officer: Jim Kehoe, Chief Planner
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Chief Officer: Marc Hume, Director of Regeneration & Transformation

Ward: Chislehurst

1. Reason for report

- 1.1 Land off Kemnal Road Chislehurst is being or has been offered on the internet for sale in the form of small plots. The area of land is in the Green Belt, a Conservation Area, a Site of Nature Conservation Importance and is of rural appearance. Subdivision of the land could lead to the erection of fences, sheds and accesses or the introduction of temporary uses that could be detrimental to the appearance of the countryside and the objectives of the above policy designations.

This matter is to be reported to the DCC on 12th September 2013, a copy of that report is attached. The PDS Committee will be given an update on the outcome of the DCC meeting.

2. **RECOMMENDATION(S)**

- 2.1 Members are asked to endorse the making of an Article 4 Direction in the terms described in the report and refer the matter to the Portfolio Holder for Renewal and Recreation to authorise the making of the Direction.

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment
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Financial

1. Cost of proposal: No Cost:
 2. Ongoing costs: A small increase in planning applications, for which no fee is payable, is expected.
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.618 m
 5. Source of funding: Existing Revenue Budget 2013/2014
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Staff

1. Number of staff (current and additional): 64 ftes (excluding Building Control, Land Charges)
 2. If from existing staff resources, number of staff hours: 30
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Legal

1. Legal Requirement: Non-Statutory - Government Guidance
 2. Call-in: Not Applicable: Further Details – Portfolio Decision
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): about 50 householders nearby, also the general public visiting the locality
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Ward Councillor request.

Summary of Ward Councillors comments: Seek an Article 4 (1) Direction.