

**Decision Maker:** R&R Portfolio Holder for Pre-decision Scrutiny by the R&R PDS Committee

**Date:** 28<sup>th</sup> January 2014

**Decision Type:** Non-Urgent Executive Non-Key

**Title:** **ARTICLE 4 DIRECTION – STATION SQUARE, PETTS WOOD**

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

**Ward:** Petts Wood and Knoll;

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1. Reason for report

Members are asked to consider whether to agree an Article 4 Direction to restrict specific permitted development rights for commercial frontages and forecourts in Station Square, Petts Wood in order to preserve the character of the Station Square conservation area, by allowing the Council to consider each proposal on its merits. If an Article 4 Direction is served, the Council may be liable to pay compensation to applicants in certain circumstances – this needs to be balanced against the potential harm to the conservation area caused by a possible proliferation of proposals.

The DCC considered this matter at its 7<sup>th</sup> January 2014 meeting, a copy of the report is attached. The DCC endorsed the making of an Article 4 Direction.

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2. **RECOMMENDATION(S)**

That the Portfolio Holder be recommended to authorise a non-immediate (12 month) Article 4 Direction withdrawing permitted development rights in Station Square, Petts Wood, Conservation Area in respect of the following Parts of the Town and Country Planning (General Permitted Development) Order 1995 (as amended):

Part 2, Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Part 4, Class B: Temporary uses and moveable structures associated with such uses.

### Corporate Policy

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

1. Cost of proposal: Estimated Cost: Cannot be quantified at this moment in time
  2. Ongoing costs: Recurring Cost Not Applicable:
  3. Budget head/performance centre: Planning and Renewal
  4. Total current budget for this head: £2.689m
  5. Source of funding: Existing revenue budget 2013/14
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### Staff

1. Number of staff (current and additional): 62 ftes
  2. If from existing staff resources, number of staff hours: 4
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### Legal

1. Legal Requirement: Statutory Requirement:
  2. Call-in: Not Applicable:
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: Support making Article 4 Direction as proposed.

