

DEVELOPMENT CONTROL COMMITTEE

Draft Minutes of the meeting held at 7.00 pm on 2 November 2021

Present:

Councillor Alexa Michael (Chairman)
Councillor Yvonne Bear (Vice-Chairman)
Councillors Vanessa Allen, Julian Benington, Katy Boughey,
Peter Dean, Simon Fawthrop, Christine Harris, Colin Hitchins,
Samaris Huntington-Thresher, William Huntington-Thresher,
Charles Joel, Josh King, Tony Owen, Richard Scoates and
Kieran Terry

Also Present:

Councillors Michael Tickner and Stephen Wells

63 DESIGNATION OF THE COVERT CONSERVATION AREA, THE THRIFTS CONSERVATION AREA AND THE EXTENSION OF THE CHISLEHURST ROAD CONSERVATION AREA Report HPR2021/055

The report recommended the designation of the Covert Conservation Area, the Thrifts Conservation Area and the extension of the Chislehurst Road Conservation Area. The proposed boundaries were informed by an independent assessment and were subject to public consultation between October and December 2020. Details of the representations received and how these representations had been addressed were set out in the report.

Cllr Fawthrop opened the debate as local Ward Member and proposed an additional recommendation that the Article 4 Direction be progressed in accordance with the 'BEAMS' report.

The motion was seconded by Cllr Owen, put to the vote and CARRIED.

Cllr Fawthrop asked about the status of existing Article 4 Directions if the proposed Conservation Areas come into force. The Head of Planning Policy and Strategy confirmed that existing Article 4 Directions would remain in force.

Cllr Fawthrop highlighted that the purpose of the proposal was to preserve one of the few remaining garden suburbs in London. In the last few years, it had become apparent that there was a lack of consistency with the decisions of Planning Inspectors. At a meeting with the then Minister for Housing attended by Petts Wood Ward Councillors and the Chairman of the Development Control Committee, a recommendation was made by the then Minister for Housing that a Conservation Area should be pursued so that appeal decisions might be more consistent in future.

Cllr Fawthrop requested that the Article 4 Directions across the Conservation Areas and ASRCs be looked at to ensure they were consistent.

Cllr Fawthrop proposed that in order to enhance the Conservation Area in the future and protect against inappropriate development, the four houses in The Covert with no architectural merit that were currently excluded from the proposals be included. Cllr Fawthrop asked whether this would require further consultation. The Head of Planning Policy and Strategy considered that re-consultation would not be required but noted that any proposed areas to be added to the proposed Conservation Area must be justified in line with legislation.

The motion was seconded by Cllr Michael from the Chair, put to the vote and CARRIED.

RESOLVED: That

- 1. The designation of the Covert Conservation Area (shown at Appendix 1 of the report), the Thrifts Conservation Area (shown at Appendix 2 of the report) and the extension of the Chislehurst Road Conservation Area (shown at Appendix 3 of the report) be endorsed.**
- 2. The Article 4 Direction be progressed in accordance with the 'BEAMS' report.**
- 3. In order to enhance the Conservation Area in the future and protect against inappropriate development, the four houses in The Covert with no architectural merit that were currently excluded from the proposals be included.**