

# Public Document Pack



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02 July 2019

Dear Councillor

I am now able to enclose, for consideration at the meeting of the **SCRUTINY (COMMUNITY AND REGENERATION) COMMITTEE** on Wednesday 3 July 2019 at 6.00 pm, the following reports that were unavailable when the agenda was printed.

4 **MINUTES** (Pages 2 - 5)

To confirm the Minutes of the meeting of the Committee held on 5 June 2019.

Yours sincerely

A handwritten signature in black ink, appearing to be "Nicky", written over a horizontal line.

Chief Executive

Minutes of the meeting of the **SCRUTINY (COMMUNITY AND REGENERATION) COMMITTEE** held at the Council Offices, Whitfield on Wednesday, 5 June 2019 at 6.00 pm.

Present:

Chairman: Councillor L A Keen

Councillors: S H Beer  
T A Bond  
D P Murphy  
O C de R Richardson  
J Rose  
M Rose  
C A Vinson  
C D Zosseder

Officers: Strategic Director (Operations and Commercial)  
Head of Planning, Regeneration and Development  
Principal Heritage Officer  
Democratic Services Manager  
Democratic Services Officer

1 APOLOGIES

An apology for absence was received from Councillor P Walker.

2 APPOINTMENT OF SUBSTITUTE MEMBERS

There were no substitute members appointed.

3 DECLARATIONS OF INTEREST

There were no declarations of interest made by Members.

4 MINUTES

The Minutes of the meeting held on 13 February 2019 and 13 March 2019 were approved as a correct record and signed by the Chairman.

5 PUBLIC SPEAKING

The Democratic Services Manager advised that no members of the public had registered to speak on items on the agenda to which the public speaking protocol applied.

6 DECISIONS OF THE CABINET RELATING TO RECOMMENDATIONS FROM THE SCRUTINY (COMMUNITY AND REGENERATION) COMMITTEE

There were no items of business.

7 ISSUES REFERRED TO THE COMMITTEE BY COUNCIL, CABINET, SCRUTINY (POLICY AND PERFORMANCE) COMMITTEE OR ANOTHER COMMITTEE

There were no items of business.

8 ITEMS CALLED-IN FOR SCRUTINY OR PLACED ON THE AGENDA BY A MEMBER OF THE COMMITTEE, ANY INDIVIDUAL NON-EXECUTIVE MEMBERS OR PUBLIC PETITION

There were no items of business.

9 NOTICE OF FORTHCOMING KEY DECISIONS

The Democratic Services Manager presented the Notice of Forthcoming Key Decisions to the Committee for its consideration.

Members identified the following items for inclusion in the work programme:

- Neighbourhood Plans
- Review of Local Plan
- To seek approval for public consultation on the draft Sandwich Walled Town Conservation Area Appraisal
- Aylesham Village Expansion – Acquisition of third-party land
- Deed of Variation to the Aylesham Development Agreement
- To approve arrangements for the implementation and delivery of infrastructure for a Bus Rapid Transit System connecting Whitfield to Dover town centre

RESOLVED: That the Notice of Forthcoming Key Decisions be noted, subject to the inclusion of the above items within the Work Programme.

10 SCRUTINY WORK PROGRAMME

The Democratic Services Manager presented the Scrutiny Work Programme to the Committee for its consideration.

Members agreed to the inclusion of the following items in the work programme:

- A Regeneration Update (including the Dover Water Front Area and the Dover Banksy)
- A presentation from the Community Safety Unit
- The Future of local health services
- Fire safety at Persimmon Homes developments (including relevant council officers)
- The future of the Betteshanger site (unless it could be included within the Regeneration Update)

RESOLVED: That the Work Programme be noted, subject to the inclusion of the above items.

11 DRAFT DEAL - VICTORIA ROAD AND WELLINGTON ROAD CONSERVATION AREA CHARACTER APPRAISAL

The Principal Heritage Officer presented the report on the Draft Deal Victoria Road and Wellington Road Conservation Area Character Appraisal.

Members were advised that that most of the conservation areas in the district did not have an approved character appraisal and due to the limited resources available

to the Council to undertake them, local community groups were encouraged to carry out such appraisals in conjunction with the Council.

A conservation area appraisal was required to consider features that made a positive or negative contribution to the significance of the conservation area. This allowed for the identification of opportunities for beneficial change or areas where there was a need for further planning control. In addition, a conservation area character appraisal was a document that could be used as part of development management.

The Deal Society had prepared a draft conservation area character appraisal for the Deal (Victoria Road and Wellington Road) Conservation Area and it was proposed that a formal public consultation be undertaken on the draft document for a period of 6 weeks. Consultation responses could be submitted on-line, via telephone or email and notices promoting the consultation would be displayed in key areas.

Members raised concerns as to the cost of any future Article 4 directions on local residents arising from this and were advised by officers that this would be subject to a further process once the boundaries of the conservation area had been dealt with.

There were also concerns with the positioning of the boundary lines on the maps such as with the Captain's Garden not being included with the castle.

RESOLVED: (a) That it be recommended to Cabinet that Cabinet Decision CAB7 be endorsed as follows:

- (i) That a public consultation for a period of 6 weeks of the draft Deal - Victoria Road and Wellington Road Conservation Area Character Appraisal be agreed, as set out in Appendix 1 of the report.
  - (ii) That the Head of Planning, Regeneration and Development be authorised to make any necessary editorial changes to the appraisal to assist with clarity, consistency, explanation and presentation, in consultation with the Portfolio Holder.
- (b) That in future Conservation Character Appraisal reports include a summary of the consultation methodology.

## 12 DRAFT UPPER DEAL CONSERVATION AREA CHARACTER APPRAISAL

The Principal Heritage Officer presented the report on the Draft Upper Deal Conservation Area Character Appraisal.

The Deal Society had prepared a draft conservation area character appraisal for the Upper Deal Conservation Area and it was proposed that a formal public consultation be undertaken on the draft document for a period of 6 weeks.

The appraisal had considered the following matters:

- The origins and growth of the area under consideration;
- Reviewed the existing boundary of the conservation area;
- Highlighted both positive and negative aspects of its character; and

- Made recommendations for its future enhancement.

Members discussed the impact of Article 4 directions on current and future developments in the conservation area given the mixed state of buildings in the area. In response it was stated that the Article 4 powers could not force works to be undertaken but instead allowed for better control of future works (for example, the replacement of double glazed windows at time of renewal with more appropriate windows).

In response to a question on consultation methods, it was stated that consultation responses could be submitted on-line, via telephone or email and notices promoting the consultation would be displayed in key areas.

**RESOLVED:** That it be recommended that the report be approved as set out in Appendix 1 for 6 weeks of public consultation of the draft Upper Deal Conservation Area Character Appraisal and that the Head of Planning, Regeneration and Development be authorised to make any necessary editorial changes to the appraisal to assist with clarity, consistency, explanation and presentation, in consultation with the Portfolio Holder.

The meeting ended at 6.59 pm.