

# Crawley Borough Council

## Minutes of Cabinet

Wednesday, 2 November 2022 at 7.00 pm

### Councillors Present:

M G Jones (Chair)	Leader of the Council
S Buck	Cabinet Member for Housing
C J Mullins	Deputy Leader of the Council and Cabinet Member for Wellbeing
A Nawaz	Cabinet Member for Planning and Economic Development

### Also in Attendance:

Councillors T G Belben, R D Burrett and D Crow

### Officers Present:

Natalie Brahma-Pearl	Chief Executive
Siraj Choudhury	Head of Governance, People & Performance
Karen Hayes	Head of Corporate Finance
Amanda Kendall	Head of Crawley Homes
Chris Pedlow	Democracy & Data Manager
Clem Smith	Head of Economy and Planning

### Apologies for Absence:

Councillors G S Jhans, S Malik and S Mullins

### 1. Disclosures of Interest

No disclosures of interests were made.

### 2. Minutes

The minutes of the meeting of the Cabinet held on 5 October 2022 were approved as a correct record and signed by the Leader.

### 3. Public Question Time

There were no questions from the public.

**4. Matters referred to the Cabinet and Report from the Chair of the Overview and Scrutiny Commission**

It was confirmed that no matters had been referred to the Cabinet for further consideration.

**5. Proposals to Introduce New Conservation Areas and Change Existing Conservation Area Boundaries**

The Cabinet Member for Planning and Economic Development presented report [PES/419](#) of the Head of Economy and Planning on Proposals to Introduce New Conservation Areas and Change Existing Conservation Area Boundaries. The report requested to implement changes in respect of the designation of Conservation Areas within Crawley, further to consultant recommendations and public consultation, including: - The designation of two new Conservation Areas namely: *Queens Square and The Broadway Conservation Area*, and *Gossops Green Neighbourhood Centre Conservation Area*. It also proposed changes to the boundaries of the *High Street* and *St Peter's Conservation Areas* respectively.

Councillor Nawaz also presented report [PES/419a](#) of the Head of Economy and Planning, which included a risk assessment on the proposed Conservation Areas. It was acknowledged that the suggestion of the risk assessment came from advice from the Overview and Scrutiny Commission. The Cabinet Member for Planning and Economic Development also presented the views of the Town Centre BID, who confirmed their support for the proposed new Queens Square and The Broadway Conservation Area.

Councillor T Belben presented the Overview and Scrutiny Commission's [comments](#) on the report to the Cabinet following consideration of the matter at its meeting on 31 October 2022 including stating she was pleased that the Cabinet had accepted the Commission suggestions of seeking the clarification from the Town Centre BID's status on their position on the proposal and on having before them a risk assessment on the proposals.

Councillors C Mullins spoke as part of the discussion on the report especially in relation to Gossops Green Neighbourhood Centre Conservation Area proposal, commenting that, it was recognising the good and important design principles of a 'New Town' and as it had worked well and should be acknowledged accordingly.

Councillor Jones commented with specific reference to the proposed Conversation Area for the Queens Square and The Broadway, stating that it wasn't about protecting the worse aspects of the current Town Centre design, but it was about ensuring that the Council had the control of the development of the Town Centre going forward. The installation of that Conservation Area, would stop permitted development, meaning that redevelopment applications must go via the planning system and potentially the Planning Committee, which would ensure the Council's control of how the Town Centre develops for the benefit of our residents.

**RESOLVED**

That the Cabinet:

- a)
  - i) agrees that the area outlined in red in Appendix A to these minutes is an area of special architectural or historical interest, the character of which it is desirable to preserve or enhance; and
  - ii) designates the area outlined in red in Appendix A to these minutes as a conservation area pursuant to Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to be known as the “Queens Square and The Broadway Conservation Area”;
- b)
  - i) agrees that the area outlined in red in Appendix B to these minutes is an area of special architectural or historical interest, the character of which it is desirable to preserve or enhance; and
  - ii) designates the area outlined in red in Appendix B to these minutes as a conservation area pursuant to Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to be known as the “Gossops Green Neighbourhood Centre Conservation Area”;
- c)
  - i) agrees that those parts of the existing High Street Conservation Area (as outlined by the dashed blue line but excluding the hatched areas in Appendix C to these minutes) plus the additional adjacent areas (collectively the area outlined in red in Appendix C to these minutes) is an area of special architectural or historical interest, the character of which it is desirable to preserve or enhance; and
  - ii) agrees to vary the designation of the existing High Steet Conservation Area to the area outlined in red in Appendix C to these minutes, pursuant to Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- d)
  - i) agrees that the existing St Peter’s Conservation Area (as outlined by the dashed blue line in Appendix D to these minutes) plus the additional adjacent areas (collectively the area outlined in red in Appendix D to these minutes) is an area of special architectural or historical interest, the character of which it is desirable to preserve or enhance; and
  - ii) agrees to vary the designation of the existing St Peter’s Conservation Area to the area outlined in red in Appendix D to these minutes, pursuant to Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- e) delegates authorised to the Head of Economy and Planning to take such steps as necessary, on behalf of the Council as Local Planning Authority, to give notice of each of the above designations and amendments as required by legislation

*(Generic Delegation 7 will be used to enact this recommendation).*

### **Reasons for the Recommendations**

Queens Square and The Broadway, Northgate (Appendix A of report [PES/419](#)) is considered an area of special architectural or historic interest due to its distinctive new town character. Conservation Area designation will enable the Council as Planning Authority to work with developers / stakeholders / planning applicants to preserve /

enhance Crawley's New Town character as a real design asset to attract investment and improve the quality of the business / living environment in Crawley Town Centre.

Implementation of the recommendations will help to secure the preservation and enhancement of Crawley's historic environment in accordance with legislation, national planning policy and best practice, and will contribute to the council's wider regeneration and place-making objectives.

## **6. Allocating Monies Collected Through CIL, Neighbourhood Improvement Strand.**

The Cabinet Member for Planning and Economic Development presented report [PES/420](#) of the Head of Economy and Planning. The report provided Cabinet with an update on the collection and administration of the Neighbourhood Improvement Strand - Community Infrastructure Levy (CIL) monies, and to sought Cabinet approval for proposed amendments to the governance of the CIL Neighbourhood Improvement Strand (NIS). It was noted that the Council was holding approximately £440k of in NIS contributions and the proposed was spend those contributions through the implementation of a hybrid model. That would retain funding projects delivered by community organisations through the crowdfunding website and the remainder used to fund those infrastructure projects being delivered at a neighbourhood level.

### **RESOLVED**

That the Cabinet:

- a) approves the proposed amendments to the allocation and governance of the CIL Neighbourhood Improvement Strand monies set out in sections 6 and 7 of report [PES/420](#), subject to the outcome of a public engagement exercise.
- b) delegates authority to Head of Economy and Planning, in consultation with the Cabinet Member for Planning and Economic Development to undertake a public engagement exercise on the proposed amendments to the allocation and governance of CIL Neighbourhood Improvement Strand monies, as set out in sections 6 and 7 of report [PES/420](#).  
*(Generic Delegation 5 will be used to enact this recommendation).*
- c) delegates authority to the Head of Economy and Planning, in consultation with the Cabinet Member for Planning and Economic Development, to implement any procedural modifications to the CIL Neighbourhood Improvement Strand, including any minor amendments in response to the public engagement exercise.  
*(Generic Delegation 7 will be used to enact this recommendation).*

### **Reasons for the Recommendations**

To unlock more CIL funds to invest in infrastructure which brings clear community benefits at neighbourhood level and to ensure best practice for the ongoing distribution of the Neighbourhood Improvement Strand CIL monies, in line with government regulations.

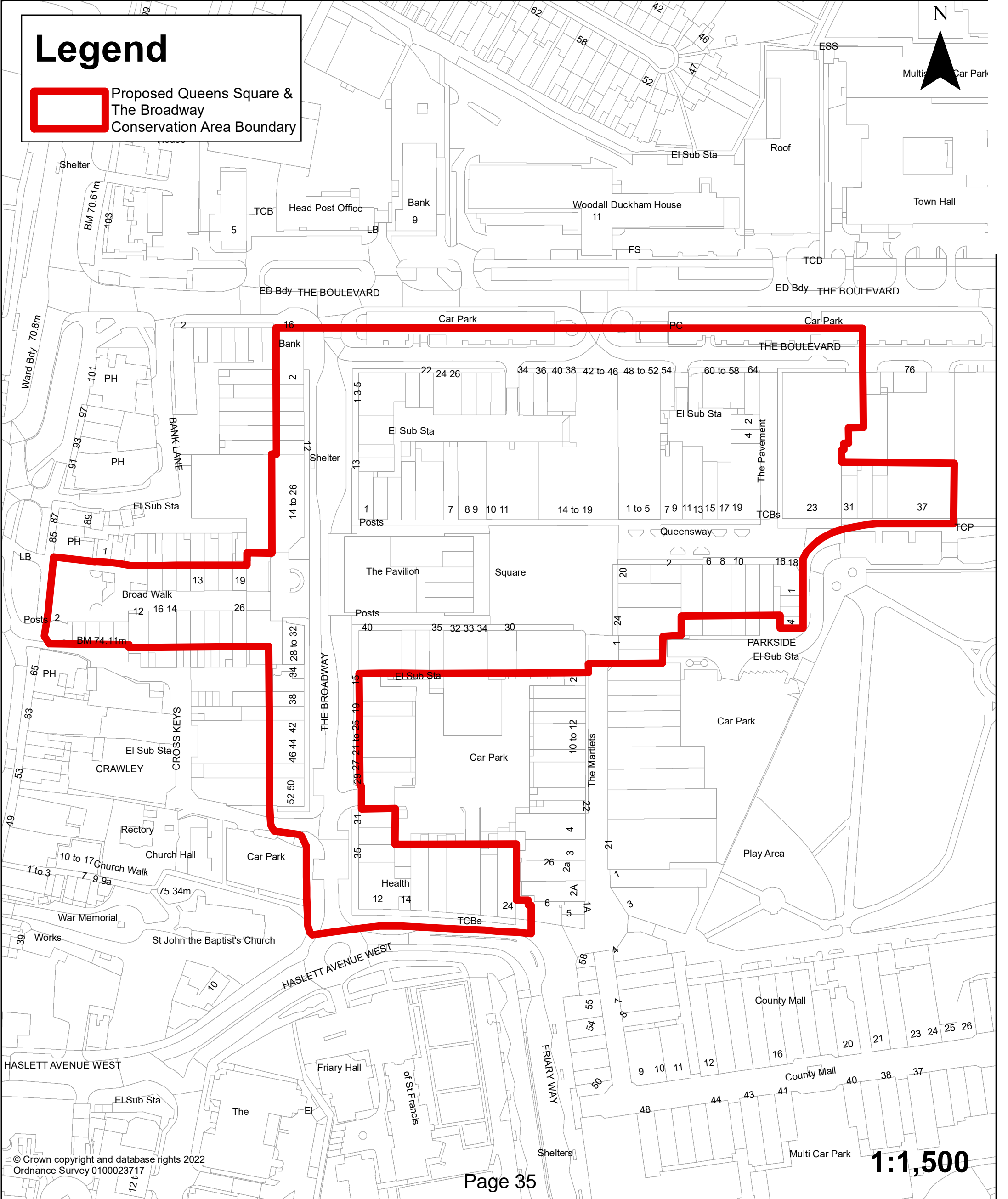
### **Closure of Meeting**

With the business of the Cabinet concluded, the Chair declared the meeting closed at 7.24 pm

**M G JONES**  
Chair

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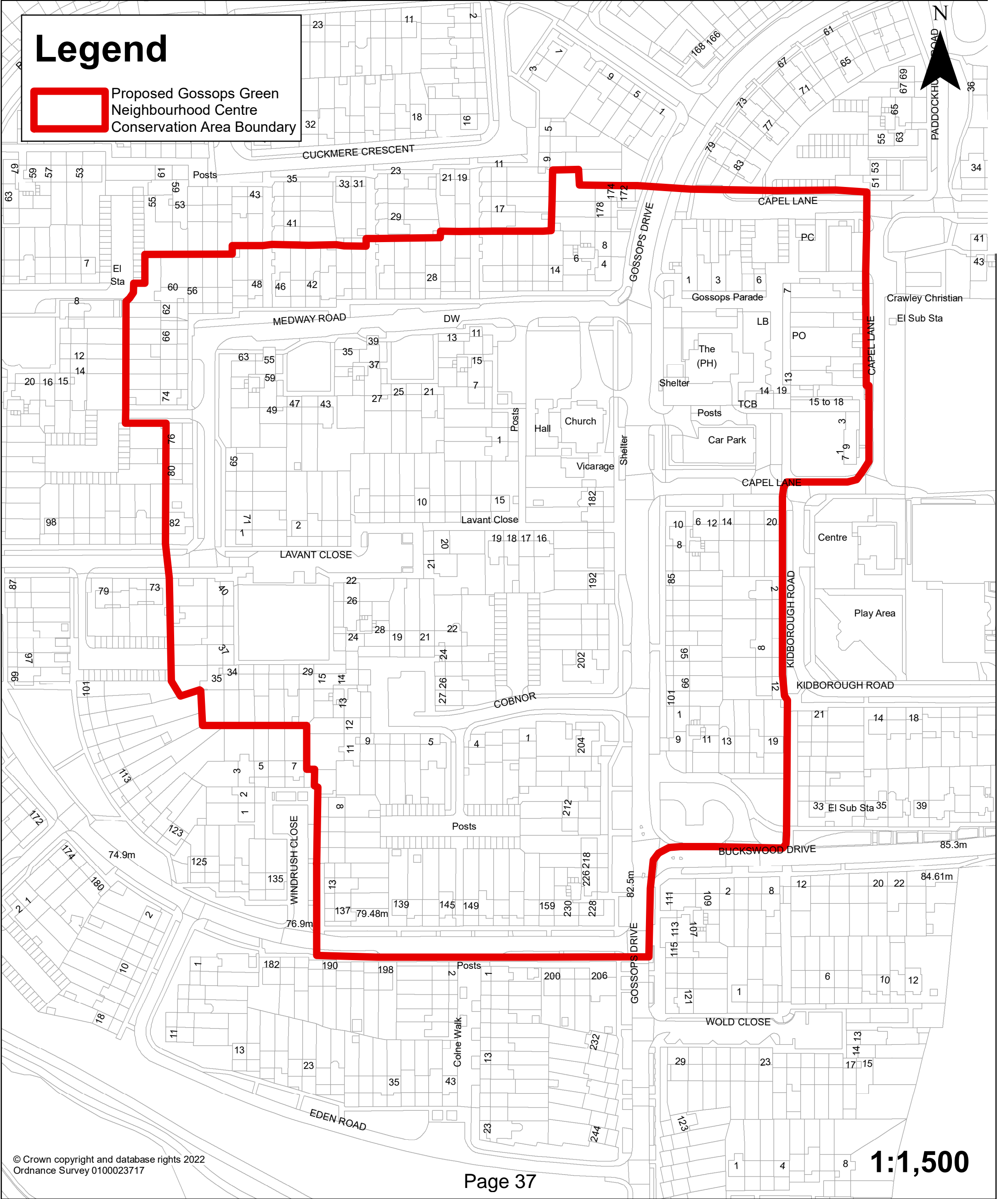
# Appendix A - Queens Square and The Broadway Proposed Conservation Area Boundary



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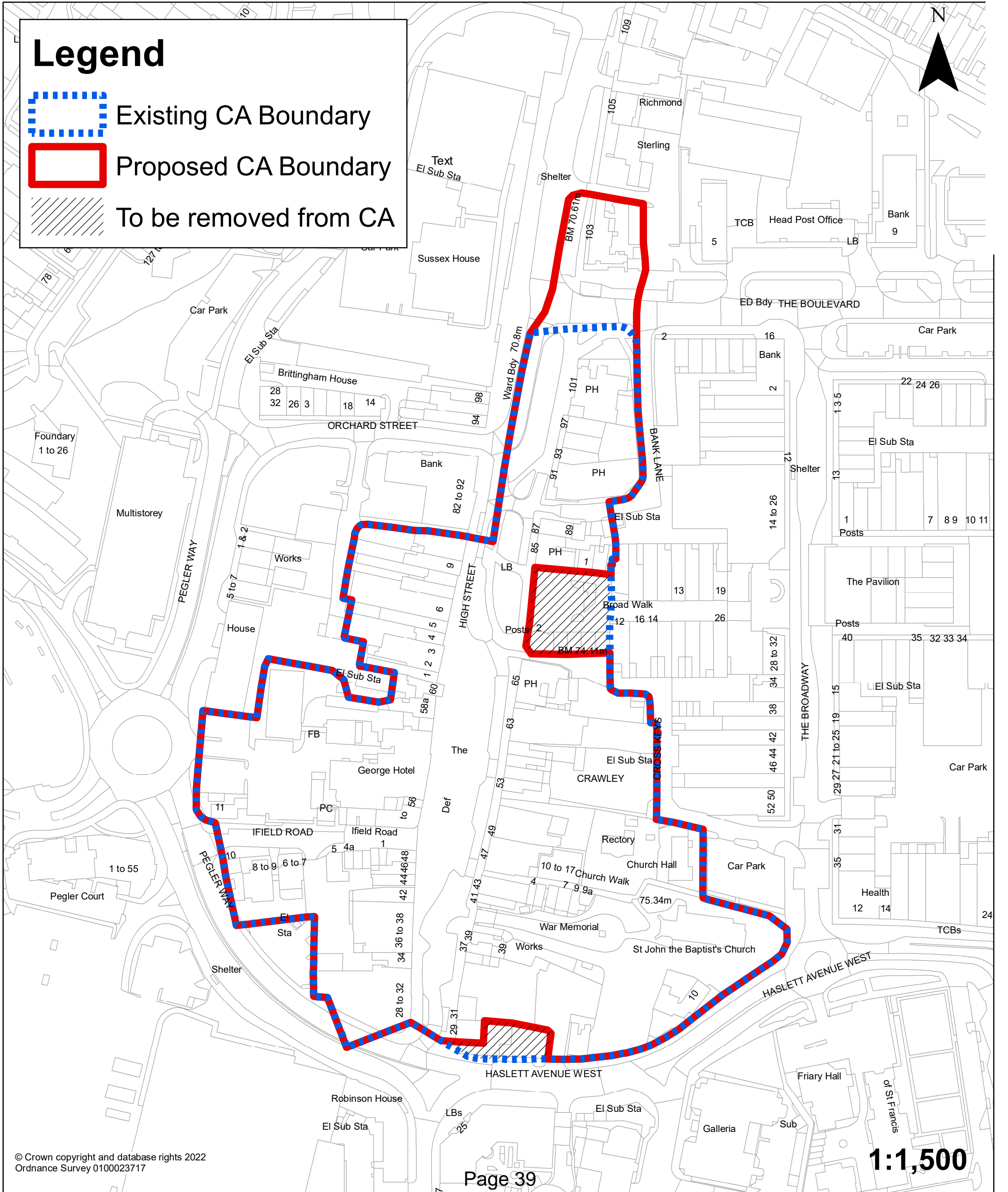


# Appendix B - Gossops Green Neighbourhood Centre Proposed Conservation Area Boundary



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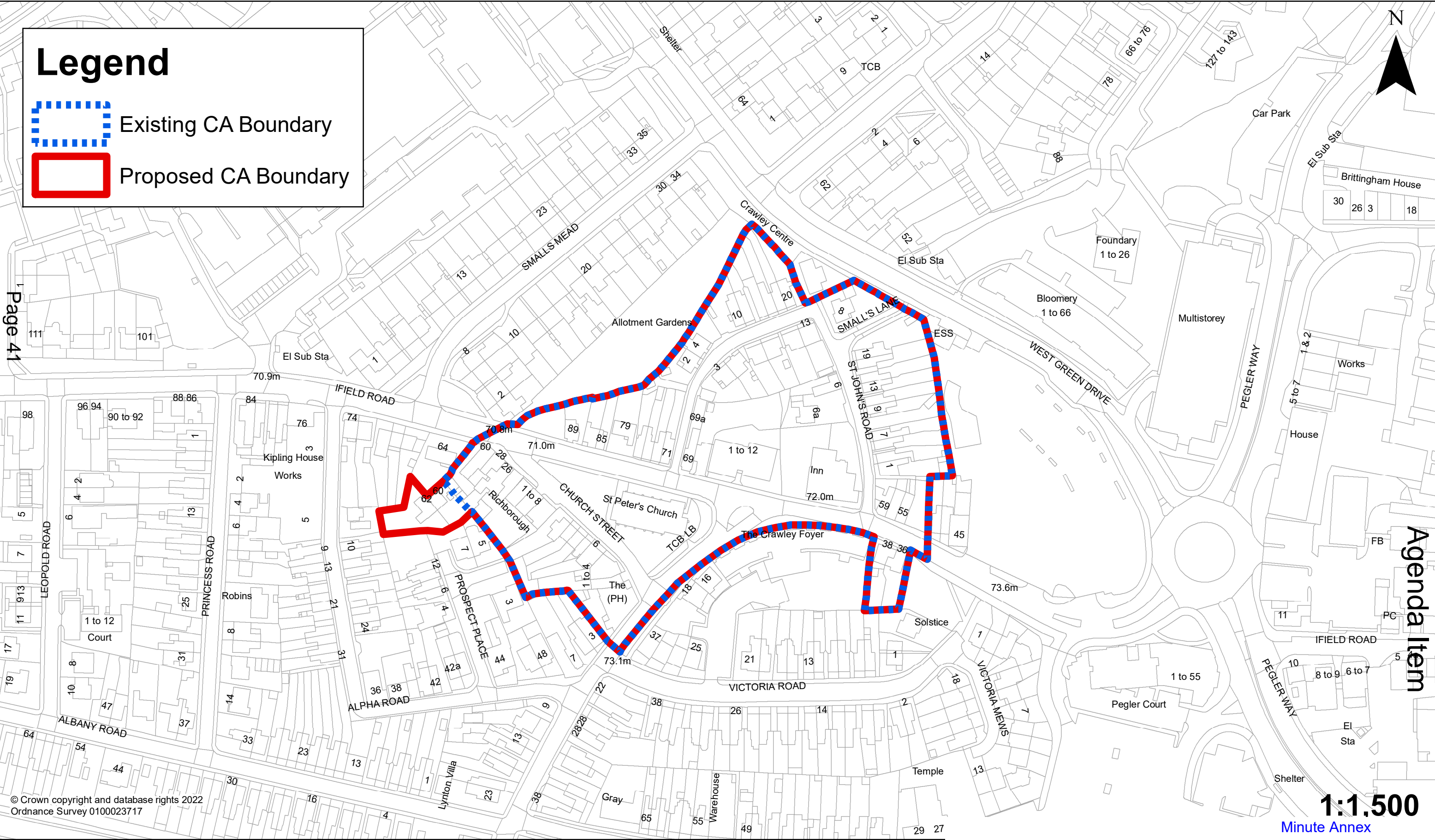
# Appendix C - High Street Proposed Conservation Area Boundary



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# Appendix D - St Peter's Proposed Conservation Area Boundary



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