

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**PLANNING AND TRANSPORTATION ADVISORY BOARD**

**Tuesday, 6th January, 2009**

**Present:** Cllr B J Luker (Chairman), Cllr M R Rhodes (Vice-Chairman), Cllr J A L Balcombe, Cllr P F Bolt, Cllr C Brown, Cllr M O Davis, Cllr D Keeley, Cllr H S Rogers, Cllr Mrs E A Simpson and Cllr A K Sullivan.

Councillors Aikman, Mrs Anderson, Baldock, Balfour, Court, Coffin, Cure, Mrs Murray, Heslop, D Smith and Worrall were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Evans and Thornewell.

**PART 1 - PUBLIC**

**PE  
09/001      DECLARATIONS OF INTEREST**

There were no declarations of interest made.

**PE  
09/002      MINUTES**

**RESOLVED:** That the notes of the meeting of the Planning and Transportation Advisory Board held on 20 October 2008 be approved as a correct record and signed by the Chairman.

**MATTERS FOR RECOMMENDATION TO THE CABINET**

**PE  
09/003      ADOPTION OF AONB MANAGEMENT PLANS**

The Director of Planning, Transport and Leisure outlined the process through which the Kent Downs Area of Outstanding Natural Beauty (AONB) Management Plan and the High Weald AONB Management Plan had been reviewed.

The Director, Nick Johansson, of the Kent Downs AONB Unit, gave a brief presentation about the work of the unit and the content and purpose of the Management Plan.

The Board was advised that the primary purpose of the Unit was to conserve and enhance natural beauty; protect and preserve distinctive local characteristics and encourage sensitive agricultural operations by providing Best Practice Guidance to protect the Kent Downs. The Unit's involvement in securing LEADER funding and assisting in the bid process was also explained.

The importance of including planning considerations in the overall plan was recognised and welcomed by Members.

**RECOMMENDED:** That

(1) the first revision of the Management Plans for the Kent Downs AONB and High Weald AONB be commended for adoption by the Council; and

(2) authority be delegated to the Director of Planning, Transport and Leisure to agree before they are published any minor changes that result from the consideration of the Management Plans by other authorities.

**\*Referred to Cabinet**

**PE  
09/004**

### **REVIEW OF FEES AND CHARGES 2009/10**

The report of the Director of Planning, Transport and Leisure brought forward for consideration as part of the budget setting process for 2009/10 proposals in respect of those fees and charges falling within the remit of the Advisory Board.

**RECOMMENDED:** That

(1) Building Control application fees for dwellings and domestic extensions set out in Annex 1 to the report be agreed;

(2) the Director of Planning, Transport and Leisure retain the delegated authority, in consultation with the Cabinet Member for Planning and Transportation, to amend the charge in respect of Approved Document P (Electrical Installations) to respond to market conditions; and

(3) the Chief Building Control Officer continue to be authorised to negotiate Building Control application fees for other building works with a value exceeding £1million.

**\*Referred to Cabinet (February meeting)**

**PE  
09/005**

### **STRATEGIC HOUSING MARKET ASSESSMENT REPORT**

This item was DEFERRED until the next meeting of the Advisory Board.

### **MATTERS SUBMITTED FOR INFORMATION**

**PE  
09/006**

### **TOWN LOCK, TONBRIDGE - ENVIRONMENTAL IMPROVEMENTS**

The joint report of the Director of Planning, Transport and Leisure and the Cabinet Member for Planning and Transportation informed the Board of the progress made in developing the Tonbridge Town Lock enhancement scheme and outlined a proposed programme for its implementation.

Members welcomed this scheme feeling it would be a great asset to the town as well as contributing to one of the Council's key priorities to enhance the vitality of Tonbridge Town Centre.

It was noted that the scheme provided a significant opportunity to work in partnership with the Environment Agency with an emphasis on quality of design and materials and would be funded through a partnership scheme, including developer contributions.

**PE  
09/007**

**PLANNING UPDATE**

The Director of Planning, Transport and Leisure updated the Board on a number of changes in the Planning system as a result of recent legislation and also provided headline details of recently published research studies which might lead to further legislation, changes in statutory procedures and national guidance/policy statements in due course.

Members noted the changes outlined and requested Officers to make representations to Government on matters raised in the report including the need for more detailed consultation, a desire to have more formal proposals brought forward as previously proposed in the Heritage Bill, and expressing concern at the continuing erosion of the democratic process in the changes to the planning system.

**PE  
09/008**

**SOUTH CENTRAL FRANCHISE**

Members were advised that the Department for Transport had recently issued the Invitation to Tender Documents for the South Central Franchise Area. This represented a final opportunity to advocate the case to the bidders for improvements to the base specification.

**MATTERS FOR CONSIDERATION IN PRIVATE**

**PE  
09/009**

**EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 2100 hours.