

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**PLANNING AND TRANSPORTATION ADVISORY BOARD**

**Wednesday, 27th May, 2009**

**Present:** Cllr M R Rhodes (Chairman), Cllr D W Smith (Vice-Chairman), Cllr A W Allison, Cllr D A S Davis, Cllr Mrs F A Kemp, Cllr R D Lancaster, Cllr B J Luker, Cllr H S Rogers and Cllr L A Withey.

Councillors Aikman, Mrs Anderson, Baldock, Balfour, Cure and Worrall were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Bolt, Sullivan and Thornewell.

**PART 1 - PUBLIC**

**PE  
09/010      DECLARATIONS OF INTEREST**

There were no declarations of interest made.

**PE  
09/011      MINUTES**

**RESOLVED:** That the notes of the meeting of the Planning and Transportation Advisory Board held on 6 January 2009 be approved as a correct record and signed by the Chairman.

**MATTERS FOR RECOMMENDATION TO THE CABINET**

**PE  
09/012      PROPOSED STRATEGIC RAIL FREIGHT INTERCHANGES**

The report of the Director of Planning, Transport and Leisure sought endorsement of additional comments submitted to Maidstone Borough Council to form the basis of the approach to be taken at the forthcoming Public Inquiry into the Kent International Gateway proposal. The report set out the background to emerging proposals for an alternative strategic rail freight interchange in the Borough Green/Platt area and the Director referred to steps being taken in terms of legal representation to prepare for the forthcoming public inquiry.

**RECOMMENDED:** That the Borough Council's position in connection with the Kent International Gateway proposal concerning practical and alternative site matters, as outlined in the report, be endorsed as a basis for the forthcoming Public Inquiry.

**\*Referred to Cabinet**



PE  
09/013

## CHARACTER AREA APPRAISALS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The report of the Director of Planning, Transport and Leisure outlined the process and progress with the Character Area Appraisals being undertaken for the Borough, in conjunction with local community representatives, pursuant to a policy in the Managing Development and the Environment Development Plan Documents.

**RECOMMENDED:** That

(1) the programme and process for preparing the Character Area Appraisals Supplementary Planning Document be noted; and

(2) the necessary notifications be made that a Strategic Environmental Assessment is not required.

**\*Referred to Cabinet**

PE  
09/014

## CONSERVATION AREA APPRAISALS

Decision Notice D090084MEM

Details of the programme for the preparation of Conservation Area Appraisals were set out in the report of the Director of Planning, Transport and Leisure and consideration was given to a draft Conservation Area Appraisal of the Quarry Hill area of Tonbridge.

**RECOMMENDED:** That

(1) the revised programme for the preparation of Conservation Area Appraisals as an integral part of preparing the Character Area Appraisals of the Borough be noted;

(2) the proposed changes to the boundary of the Quarry Hill Conservation Area and the Tonbridge Conservation Area be commended to Area Planning Committee No 1; and

(3) subject to the relevant boundary changes being agreed by Area Planning Committee No 1, the draft Quarry Hill Conservation Area Appraisal be adopted for the purpose of public consultation.

PE  
09/015

## TONBRIDGE CONSERVATION AREA STREET FURNITURE AND SURFACES GUIDE

The report of the Director of Planning, Transport and Leisure set out the key principles of the draft Street Furniture and Surfaces Guide to be used as a material consideration for development control and to provide best practice advice for agencies responsible for street furniture and surfaces in the Conservation Area. It was noted that the document would be submitted to the Joint Transportation Board and approval sought from the County Council.

**RECOMMENDED:** That the Street Furniture and Surfaces Guide for Tonbridge Conservation Area:



- (1) be adopted as a material consideration for development control;
- (2) be paid regard to in designing, specifying and maintaining the Council's own schemes and facilities in the Conservation Area; and
- (3) be commended as best practice to the County Council and other agencies responsible for the provision and maintenance of street furniture and surfaces in the Conservation Area.

**\*Referred to Cabinet**

**PE  
09/016**

### **GUIDES ON SAVING WATER AT HOME AND SUSTAINABLE DRAINAGE SYSTEMS (SUDS)**

Decision Notice D090085MEM

The report of the Director of Planning, Transport and Leisure outlined the content of the guides 'Saving Water at Home' and 'Sustainable Drainage Systems' which identified measures which could be adopted by householders and businesses and integrated into the design of new developments.

**RECOMMENDED:** That the guides on 'Saving Water at Home' and 'Sustainable Drainage Systems (SUDS)' set out in Annex 1 to the report be approved and be made available free of charge to householders and planning applicants.

**PE  
09/017**

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

The joint report of the Director of Planning, Transport and Leisure and the Director of Health and Housing sought endorsement of the Strategic Housing Market Assessment undertaken by David Coultie Associates. Consideration was given to whether the assessment report should be adopted as a material consideration for Development Control purposes.

**RECOMMENDED:** That the West Kent Strategic Housing Market Assessment be adopted as a material consideration for development control.

**\*Referred to Cabinet**



**PE  
09/018**

### **ROAD CLOSURES - TOWN POLICE CLAUSES ACT 1847**

The joint report of the Director of Planning, Transport and Leisure and the Chief Solicitor set out details of the Council's powers to enact road closures by Notice pursuant to the Town Police Clauses Act 1847. The report outlined the current operational arrangements and advised on the appropriate use of these powers.

**RECOMMENDED:** That 

(1) the Council lend its support to local community events requiring road closures by interpreting the lawful use of the Town Police Clauses Act 1847 as widely as legally permissible; and

(2) the current operational arrangements, as described in the report, be endorsed.

**\*Referred to Cabinet**

**PE  
09/019**

## **M20 J4 TO J7 - CONTROLLED MOTORWAY CONSULTATION**

Decision Notice D090086MEM

The report of the Director of Planning, Transport and Leisure set out details of the Highways Agency's consultation on a project to introduce 'Controlled Motorway' status on the M20 between Junctions 4 and 7.

**RECOMMENDED:** That the Borough Council register its support for the Highways Agency's proposal to introduce a Controlled Motorway Scheme, as described in the report, between Junctions 4 and 7 of the M20 together with a request to the Highways Agency that the east facing slip road should be enhanced and that consideration be given to extending the Controlled Motorway Scheme to Junction 3.

**PE  
09/020**

## **AYLESFORD FLOOD ALLEVIATION PARTNERSHIP**

Decision Notice D090087MEM


The report of the Director of Planning, Transport and Leisure set out details of recent flooding in Aylesford and sought endorsement of the Borough Council's continuing involvement in reducing flood risk in the village.

**RECOMMENDED:** That the Council's continuing involvement in reducing flood risk in Aylesford be endorsed and the role in the Flood Alleviation Partnership described in the report be noted.

**PE  
09/021**

## **REINTRODUCTION OF CHARGES FOR BUILDING CONTROL INFORMATION**

The report of the Director of Planning, Transport and Leisure brought forward proposals to reintroduce a charging regime to private search companies for the provision of Building Control information.

**RECOMMENDED:** That a charge be introduced with effect from 1 April 2009 in line with the figures set out in paragraph 1.1.3 of the report. 

**\*Referred to Cabinet**

## **MATTERS SUBMITTED FOR INFORMATION**

**PE  
09/022**      **DEVELOPMENT CONTROL - APPLICATIONS AND APPEALS  
PERFORMANCE AND CHANGES IN DEVELOPMENT CONTROL  
PRACTICE**

The report of the Director of Planning, Transport and Leisure set out details of applications and appeals performance for the year 2008/09 and outlined recent and forthcoming changes in practice arising from Government action. The Board congratulated the Development Control team for continuing good performance and noted particularly the Council's success rate on planning appeals.

**PE  
09/023**      **DRAFT FLOOD AND WATER MANAGEMENT BILL**

The report advised that responses to the Government's consultation the Draft Flood and Water Management Bill were required by 24 July 2009. Members noted that a full assessment of the consultation package would be submitted to the meeting of the Advisory Board on 29 July 2009.

**PE  
09/024**      **SOUTH EAST PLAN - THE REGIONAL SPATIAL STRATEGY FOR  
SOUTH EAST ENGLAND**

The report of the Director of Planning, Transport and Leisure provided brief comments on the final version of the South East Plan which had been published on 6 May 2009. The Board paid tribute to the contribution made over a number of years by the Cabinet Member for Planning and Transportation, Councillor M Balfour, towards the South East Plan.

## **MATTERS FOR CONSIDERATION IN PRIVATE**

**PE  
09/025**      **EXCLUSION OF PRESS AND PUBLIC**

The Chairman moved, it was seconded and

**RESOLVED:** That as public discussion would disclose exempt information the following matters be considered in private.

### **PART 2 - PRIVATE**

## **MATTERS FOR RECOMMENDATION TO THE CABINET**

**PE  
09/026**      **HADLOW TOWER RESTORATION PROJECT - UPDATE  
(Reason: LGA 1972 Sch 12a Para 3 - Financial or business affairs  
of any particular person)**

Decision Notice D090088MEM

The report of the Director of Planning, Transport and Leisure set out details of a revised, phased approach to the restoration of Hadlow Tower to be undertaken in light of current economic circumstances.

**RECOMMENDED:** That Vivat Trust be advised that the Council supports in principle the revised, phased strategy towards the restoration of Hadlow Tower.

The meeting ended at 2101 hours

# TONBRIDGE & MALLING BOROUGH COUNCIL

## RECORD OF DECISION

**Decision Taken By: CABINET MEMBER FOR  
Planning and Transportation**

**Decision No: D090084MEM**

**Date: 27th May 2009**

### **Decision(s) and Reason(s)**

#### **Conservation Area Appraisals**

**(Report of Director of Planning Transport and Leisure)  
(Annex A)**

**Details of the programme for the preparation of Conservation Area Appraisals were set out in the report and consideration was given to a draft Conservation Area Appraisal of the Quarry Hill area of Tonbridge.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that:

- 1) the revised programme for the preparation of Conservation Area Appraisals as an integral part of preparing the Character Area Appraisals of the Borough be noted;
- 2) the proposed changes to the boundary of the Quarry Hill Conservation Area and the Tonbridge Conservation Area be commended to Area Planning Committee No 1; and
- 3) subject to the relevant boundary changes being agreed by Area Planning Committee No 1, the draft Quarry Hill Conservation Area Appraisal be adopted for the purpose of public consultation.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 27 May 2009.

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

**Date of publication: 29 May 2009**

This decision will come into force and may then be implemented on the expiry of 5 working days after publication unless it is called in.

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**RECORD OF DECISION**

**Decision Taken By: CABINET MEMBER FOR  
Planning and Transportation**

**Decision No: D090085MEM**

**Date: 27th May 2009**

**Decision(s) and Reason(s)**

**Guides on Saving Water at Home and Sustainable Drainage Systems (SUDS)**

**(Report of Director of Planning Transport and Leisure)  
(Annex 1)**

**The report outlined the content of the guides 'Saving Water at Home' and the 'Sustainable Drainage Systems (SUDS)' which identified measures which could be adopted by householders and businesses and integrated into the design of new developments.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the guides on 'Saving Water at Home' and 'Sustainable Drainage Systems (SUDS)' set out in Annex 1 to the report be approved and be made available free of charge to householders and planning applicants.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 27 May 2009.

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Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

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Planning and Transportation**

**Decision No: D090086MEM**

**Date: 27th May 2009**

**Decision(s) and Reason(s)**

**M20 J4 to J7 - Controlled Motorway Consultation**

**(Report of Director of Planning Transport and Leisure)**

**The report set out details of the Highways Agency's consultation on a project to introduce 'Controlled Motorway' status on the M20 between Junctions 4 and 7.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the Borough Council register its support for the Highways Agency's proposal to introduce a Controlled Motorway Scheme, as described in the report, between Junctions 4 and 7 of the M20 together with a request to the Highways Agency that the east facing slip road should be enhanced and that consideration be given to extending the Controlled Motorway Scheme to Junction 3.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 27 May 2009.

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

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**RECORD OF DECISION**

**Decision Taken By: CABINET MEMBER FOR  
Planning and Transportation**

**Decision No: D090087MEM**

**Date: 27th May 2009**

**Decision(s) and Reason(s)**

**Aylesford Flood Alleviation Partnership**

**(Report of Director of Planning Transport and Leisure)**

**The report set out details of recent flooding in Aylesford and sought endorsement of the Borough Council's continuing involvement in reducing flood risk in the village.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the Council's continuing involvement in reducing flood risk in Aylesford be endorsed and the role in the Flood Alleviation Partnership described in the report be noted.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 27 May 2009.

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

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**RECORD OF DECISION**

**Decision Taken By: CABINET MEMBER FOR  
Planning and Transportation**

**Decision No: D090088MEM**

**Date: 27th May 2009**

**Decision(s) and Reason(s)**

**Hadlow Tower Restoration Project - Update  
(LGA 1972 - Sch 12A Paragraph 3 - Financial or business affairs of  
any particular person)**

**(Report of Director of Planning Transport and Leisure)**

**The report set out details of a revised, phased approach to the  
restoration of Hadlow Tower to be undertaken in light of current  
economic circumstances.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that Vivat Trust be advised that the Council supports in principle the revised, phased strategy towards the restoration of Hadlow Tower.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 27 May 2009 (contains exempt information).

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

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