

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**PLANNING AND TRANSPORTATION ADVISORY BOARD**

**Wednesday, 18th November, 2009**

**Present:** Cllr M R Rhodes (Chairman), Cllr A W Allison, Cllr P F Bolt, Cllr D A S Davis, Cllr Mrs F A Kemp, Cllr R D Lancaster, Cllr Mrs E A Simpson, Cllr A K Sullivan and Cllr L A Withey.

Councillors Aikman, C Brown, Balfour, Evans, N Heslop, Mrs Luck, Mrs Murray and Worrall were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors D Smith (Vice-Chairman), Rogers and Thornewell.

**PART 1 - PUBLIC**

**PE  
09/039**      **DECLARATIONS OF INTEREST**

There were no declarations of interest made.

**PE  
09/040**      **MINUTES**

**RESOLVED:** That the notes of the meeting of the Planning and Transportation Advisory Board held on 29 July 2009 be approved as a correct record and signed by the Chairman.

**MATTERS FOR RECOMMENDATION TO THE CABINET**

**PE  
09/041**      **CAR PARKING - ANNUAL REPORT**

Decision Notice D090158MEM

The joint report of the Director of Planning, Transport and Leisure and the Cabinet Member for Planning and Transportation invited endorsement of the first Annual Report on car parking. It was noted that the Report would be placed on the Council's website to ensure that the local community was aware of the work of the parking enforcement service and that it would be sent to the Chief Adjudicator and the Secretary of State.

The Director of Planning, Transport and Leisure believed that the Annual Report demonstrated that the parking team operated an accountable, consistent and effective operation whilst delivering good value for money. This opinion was supported by the comparatively low number of PCN appeals dismissed by the Adjudicator. Members recognised that the parking team maintained a high degree of safety,

convenience and service for residents by providing well planned parking management.

Members noted the value of producing an Annual Report in informing the local community about the work and performance of the service.

The Advisory Board noted that the borough's long stay car parks represented particularly good value for money when compared to competitors, notably at Tonbridge Station with Southeastern announcing further increases in their annual season ticket from January 2010.

**RECOMMENDED:** That the draft Annual Report on the parking enforcement service for 2008/09 be endorsed.

**PE  
09/042**

### **CCTV ANNUAL REPORT**

Decision Notice D090159MEM

Members gave consideration to an annual report on the Borough Council's CCTV Operations for 2008/09. It was noted that the report would be published on the Council's website.

The report provided an open and transparent description of how the service was operated and an outline of results in crime prevention and detection, demonstrating the benefits of CCTV in reducing the fear of crime for residents. Members welcomed this information as crime reduction was a key priority for the Borough Council and expressed an interest in knowing which offences resulted in arrests. Further consideration would be given to how such information might be usefully presented.

**RECOMMENDED:** That the CCTV report for 2008/09 be endorsed for publication.

**PE  
09/043**

### **DRAFT DESIGN GUIDELINES FOR SITE AT SOVEREIGN HOUSE, TONBRIDGE**

Decision Notice D090160MEM

The Director of Planning, Transport and Leisure presented draft design Guidelines for the Sovereign House site and described the approach taken in preparing the document in light of the previously dismissed planning appeal. The consultation process was also outlined.

Members recognised the value of establishing design guidance for potential developers, especially in such a critical location in the town centre. It was recognised that a reduction in building height adjacent to the proposed 'street', shown as figure 9 in the design guidelines document, would be beneficial.

The Director of Planning, Transport and Leisure outlined the intended approach to targeted consultation and confirmed that local residents and previous consultees would have the opportunity to comment.

**RECOMMENDED:** that the Draft Design Guidelines document be adopted for targeted consultation, subject to an amendment to the elevation treatment to reduce the tunnelling effect of potential development adjoining the proposed 'street' in figure 9 of the document. The result of consultation would be reported back to the next meeting of the Advisory Board.

**PE  
09/044**

### **QUARRY HILL CONSERVATION AREA APPRAISAL**

Decision Notice D090161MEM

The report of the Director of Planning, Transport and Leisure set out details of responses received to the public consultation on the Quarry Hill Conservation Area Appraisal.

**RECOMMENDED:** That the Quarry Hill Conservation Area Appraisal, as amended, be adopted.

**PE  
09/045**

### **VEHICLE PARKING STANDARDS**

Decision Notice D090162MEM

The Director of Planning, Transport and Leisure advised that Vehicle Parking Standards, set out in Supplementary Planning Guidance had relied upon the Kent and Medway Structure Plan which was no longer in force.

It was noted that a statement in the Managing Development and the Environment DPD (MDEDPD) made it clear that, notwithstanding the demise of the Kent and Medway Structure Plan, the Borough Council would continue to apply the standards in SPG4 until such time as they were superseded by a new Supplementary Planning Document to be prepared pursuant to a policy in the MDEDPD. SPG4 was to be read alongside later Government advice in PPS3 and the Manual for Streets which had been interpreted locally by a document prepared as a supplement to Kent Design. The report sought to clarify the current situation and the status of the Vehicle Parking Standards which applied.

Members raised concern at the inadequate parking provision on some major developments which created difficulties for residents and needed addressing for the future. The Board was advised that these developments were the product of permissions granted by the Secretary of State under the terms of prevailing national policy at the time and the lessons learnt were now obvious. Developers would be encouraged to consider potential solutions for problem areas, such as

Kings Hill and Holborough, and Members were reminded that parking provision for new developments was always subject to negotiations.

**RECOMMENDED:** That

(1) SPG4 and IGN3 be adopted for the purposes of the assessment of parking in development control until standards are finally adopted pursuant to MDE DPD Policy SQ8; and

(2) IGN2 (Visibility) be adopted for the purposes of development control.

**PE  
09/046**

**DRAFT PLANNING POLICY STATEMENT 15 (PPS 15) PLANNING AND THE HISTORIC ENVIRONMENT**

Decision Notice D090163MEM

The Director of Planning, Transport and Leisure presented the draft Planning Policy Statement on Planning and the Historic Environment produced to incorporate all aspects of the historic environment and replace PPG15 as well as PPG16 on Planning and Archaeology.

Members expressed concern that the draft document appeared to weaken the ability to protect historical sites, listed buildings and conservation areas from development. It also failed to recognise the positive role that heritage could play in creating jobs, growing the economy and making better places.

**RECOMMENDED:** That the concerns outlined in the report be forwarded to the Department of Communities and Local Government.

**MATTERS SUBMITTED FOR INFORMATION**

**PE  
09/047**

**COMMUNITY INFRASTRUCTURE LEVY - DRAFT REGULATIONS**

The Director of Planning, Transport and Leisure outlined the implications surrounding the introduction of the Community Infrastructure Levy.

The report concluded that the Levy if introduced was intended to provide a significant new stream of capital funding for local government, although its reliability as a source of funding to the Borough Council was questionable. Members were advised that the implications on the development market were unknown, the collection and distribution arrangements unclear and its resource implications, in terms of preparing and administering the charge, should not be underestimated.

**PE**  
**09/048**

### **AYLESFORD FLOOD ALLEVIATION PARTNERSHIP**

The report updated Members on progress of the Partnership and the next steps towards implementing the project.

**PE**  
**09/049**

### **LAND DRAINAGE AND FLOODING UPDATE**

The Director of Planning, Transport and Leisure summarised the land drainage case work for 2009, highlighting the initiative to tackle highway flooding hot spots and providing the latest position on the Flood Management and Water Bill.

**PE**  
**09/050**

### **FUTURE RAIL SERVICES**

Members noted the joint report of the Director of Planning, Transport and Leisure and the Cabinet Member for Planning and Transportation which updated the position on recent activity aimed at promoting improved train services in the Borough.

The Cabinet Member for Planning and Transportation took the opportunity of updating Members on a recent meeting at the House of Lords relating to 'Operation Stack.' Members were advised that the operation required regular policing and Kent County Council were trying to implement a process for recovering costs.

The Cabinet Member for Community Development reminded the Advisory Board that Southeastern continued to fail to promote the Redhill connection on the Gatwick to Tonbridge line and expressed support for the campaign of the Tonbridge Line Commuters Group.

**PE**  
**09/051**

### **KENT INTERNATIONAL GATEWAY (KIG) AND KENT ROAD FREIGHT INTERCHANGE**

The Director of Planning, Transport and Leisure provided an update on progress with the KIG public inquiry and a situation report on the emerging proposal at Borough Green/Platt.

**PE**  
**09/052**

### **LOCAL DEVELOPMENT FRAMEWORK - PROGRESS REPORT**

Members were advised that the preparation of the Managing Development and the Environment DPD had now reached the stage of Public Hearing. Work was progressing on the preparation of the Character Area Appraisals SPD.

**PE**  
**09/053**

### **ENFORCEMENT OF PLANNING CONTROLS**

The report set out the broad context by which planning enforcement investigations proceeded and concluded. The Director of Planning, Transport and Leisure explained the complexity of decision making that lay behind the superficially simple process of planning enforcement

and emphasised the importance of prioritisation and communication in delivering the service.

**PE  
09/054**

**THE FUTURE OF BUILDING CONTROL - PROPOSED  
IMPLEMENTATION PLAN**

The report set out the latest proposals from the Department of Communities and Local Government to make the Building Control system work better for both local authorities and the construction industry.

Members discussed the potential difficulties surrounding this proposal given that Local Authorities and Approved Inspectors had markedly different approaches and accountabilities.

**MATTERS FOR CONSIDERATION IN PRIVATE**

**PE  
09/055**

**EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 2145 hours

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**RECORD OF DECISION**

**Decision Taken By: CABINET MEMBER FOR  
Planning and Transportation  
Decision No: D090158MEM  
Date: 18th November 2009**

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

**Car Parking - Annual Report**

**(Joint Report of Director of Planning, Transport and Leisure and  
Cabinet Member for Planning and Transportation)  
(Annex 1)**

**The report invited endorsement of the first Annual Report on car parking. It was noted that the Report would be placed on the Council's website to ensure that the local community was aware of the work of the parking enforcement service and that it would be sent to the Chief Adjudicator and the Secretary of State.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the draft Annual Report on the parking enforcement service for 2008/09 be endorsed.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 18 November 2009.

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

**Date of publication: 20 November 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: D090159MEM**

**Date: 18th November 2009**

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

**CCTV Annual Report**

**(Joint Report of Director of Planning, Transport and Leisure and  
Cabinet Member for Planning and Transportation)  
(Annex 1)**

**Consideration was given to an annual report on the Borough  
Council's CCTV Operations for 2008/09. It was noted that the  
report would be published on the Council's website.**

Following consideration by the Planning and Transportation Advisory  
Board, the Cabinet Member for Planning and Transportation resolved  
that the CCTV Report for 2008/09 be endorsed for publication.

Reasons: As set out in the report submitted to the Planning and  
Transportation Advisory Board of 18 November 2009.

Signed Cabinet Member for M Balfour  
Planning and  
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**RECORD OF DECISION**

**Decision Taken By: CABINET MEMBER FOR  
Planning and Transportation  
Decision No: D090160MEM  
Date: 18th November 2009**

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

**Draft Design Guidelines for site at Sovereign House, Tonbridge**

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

**(Sovereign House Draft Design Guidelines September 2009 -  
circulated separately)**

**The Director of Planning, Transport and Leisure presented a draft  
development brief and outlined the consultation process.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the Draft Design Guidelines document be adopted for targeted consultation, subject to an amendment to the elevation treatment to reduce the tunnelling effect of potential development adjoining the proposed 'street' in figure 9 of the document. The result of consultation would be reported back to the next meeting of the Advisory Board.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 18 November 2009.

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**RECORD OF DECISION**

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

**Decision No: D090161MEM**

**Date: 18th November 2009**

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

**Quarry Hill Conservation Area Appraisal**

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

**The report set out details of responses received to the public  
consultation on the Quarry Hill Conservation Area Appraisal.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the Quarry Hill Conservation Area Appraisal, as amended, be adopted.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 18 November 2009.

Signed Cabinet Member for M Balfour  
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**RECORD OF DECISION**

**Decision Taken By: CABINET MEMBER FOR  
Planning and Transportation  
Decision No: D090162MEM  
Date: 18th November 2009**

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

**Vehicle Parking Standards**

**(Report of Director of Planning, Transport and Leisure)  
(Annex 1)  
(Kent Design Guide on Residential Parking - circulated separately)  
(Kent Design Guide on Visibility - circulated separately)**

**The Director of Planning, Transport and Leisure advised that Vehicle Parking Standards, set out in Supplementary Planning Guidance (SPG4) had relied upon the Kent and Medway Structure Plan (KMSP) which was no longer in force.**

**It was noted that a statement in the Managing Development and the Environment DPD (MDEDPD) made it clear that, notwithstanding the demise of the KMSP, the Borough Council would continue to apply the standards in SPG4 until such time as they were superseded by a new Supplementary Planning Document to be prepared pursuant to a policy in the MDEDPD. SPG4 was to be read alongside later Government advice in PPS3 and the Manual for Streets which had been interpreted locally by a document prepared as a supplement to Kent Design. The report sought to clarify the current situation and the status of the Vehicle Parking Standards which applied.**

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

- 1) SPG4 and IGN3 be adopted for the purposes of the assessment of parking in development control until standards are finally adopted pursuant to MDE DPD Policy SQ8; and
- 2) IGN2 (Visibility) be adopted for the purposes of development control.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 18 November 2009.

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

**Draft Planning Policy Statement 15 (PPS 15) Planning and the  
Historic Environment**

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

**Consideration was given to the draft Planning Policy Statement on  
Planning and the Historic Environment produced to incorporate all  
aspects of the historic environment and replace PPG15 as well as  
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Following consideration by the Planning and Transportation Advisory  
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