

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**PLANNING AND TRANSPORTATION ADVISORY BOARD**

**Wednesday, 17th November, 2010**

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

Councillors Baldock, Balfour, Cure, Coffin, Evans, Mrs Holland, Homewood and Worrall were also present pursuant to Council Procedure Rule No 15.21.

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

**PART 1 - PUBLIC**

**PE  
10/025**      **DECLARATIONS OF INTEREST**

There were no declarations of interest made.

**PE  
10/026**      **MINUTES**

**RESOLVED:** That the notes of the meeting of the Planning and Transportation Advisory Board held on 28 July 2010 be approved as a correct record and signed by the Chairman.

**MATTERS FOR RECOMMENDATION TO THE CABINET**

**PE  
10/027**      **WINTER MAINTENANCE - LOCAL PRIORITIES AND ARRANGEMENTS**

Decision Notice D100137MEM

The report of the Director of Planning, Transport and Leisure provided an update on the Kent Highway Services winter maintenance arrangements for 2010/11. The Borough Council's own arrangements for its car parks during severe snow and ice conditions were also outlined.

It was noted that the Winter Service Plan for 2010/11 identified a comprehensive list of footways and school approaches for hand salting, together with hospitals, ambulance and fire stations, crematoriums, doctors' surgeries and care homes for the elderly. Members sought clarification on the identification of care homes and

asked that consideration be given to amending this list to reflect all those classed as vulnerable.

Members were invited to pass any comments on the Local Winter Service Plan to the Chief Engineer subsequent to the meeting and were reminded that this was intended as an evolving process.

**RECOMMENDED:** That the Kent Highway Services Local Winter Service Plan for Tonbridge and Malling and the Borough Council's own winter maintenance arrangements be endorsed.

**PE  
10/028**

## **THE KENT FLOOD PARTNERSHIP**

Decision Notice D100138MEM

The Director of Planning, Transport and Leisure sought endorsement of the Council's involvement with a range of other agencies in the Kent Flood Partnership, within the spirit of the Floods and Water Management Act 2010.

The provisions of the Act were in response to the Pitt Review of the 2007 floods and sought to promote clearer roles for flood risk management with greater partnership and cooperation between agencies.

The potential need to give careful consideration to the design of drainage schemes in new developments and the production of design guidance to avoid tension between planning and adoption processes was highlighted. Reference was also made to the important role of the Local Drainage Boards, given their wealth of experience, local knowledge and commitment. Members were reassured that drainage issues on the highways network was the specific responsibility of Kent County Council and it was recognised that most districts had very limited resources to deal with land drainage.

**RECOMMENDED:** That the establishment of the Kent Flood Partnership and the role of the Borough Council, as described in the report, and the Partnership Terms of Reference be endorsed.

**PE  
10/029**

## **CONSULTATION ON LOCAL TRANSPORT PLAN FOR KENT 2011-16**

Decision Notice D100139MEM

Members were invited to comment on and endorse a response to the current consultation being carried out by the County Council on its draft Local Transport Plan for Kent 2011-16.

Members expressed serious concern about the apparent lack of transport investment in Tonbridge and Malling over the next five years if the contents of the consultation draft were translated into the final version of the Local Transport Plan. Concern was also expressed that so little regard was being paid to the relatively high levels of

development in the Borough compared to other areas of Kent and to the importance of transport infrastructure in helping to sustain the improvement of the economy of West Kent.

Members commended the Chief Engineer for the preparation of a comprehensive and detailed response which outlined the issues of major significance to the Borough. It was suggested that the local County Councillors be made aware of the concerns highlighted as their communities would be affected by the uneven distribution of funding across the county.

**RECOMMENDED:** That the draft response, set out at Annexes 1 and 2 to the report, be endorsed as the Borough Council's formal response to the consultation on the Local Transport Plan for Kent 2011-16.

**PE  
10/030**

**CHARACTER AREA APPRAISALS SPD (TONBRIDGE,  
HILDENBOROUGH AND HADLOW) - RESPONSE TO  
CONSULTATION**

The report of the Director of Planning, Transport and Leisure considered the response to consultation in respect of the first tranche of documents dealing with Tonbridge, Hildenborough and Hadlow character area appraisals and recommended their adoption.

The supplementary report of the Director of Planning, Transport and Leisure advised that in response to a representation about the boundary of the Conservation Area an alteration was being recommended to the Hadlow Character Area Appraisals SPD.

Members thanked the Chief Planner (Policy) and his team for their hard work and contribution in preparing all the Area Appraisals.

**RECOMMENDED:** That

- (1) the draft Character Area Appraisals for Tonbridge, Hildenborough and Hadlow, as amended in accordance with the changes set out in Annexes A, B and C to the report, be referred to Cabinet with a recommendation that they be adopted by Council as part of the Local Development Framework; and
- (2) subject to Area 1 Planning Committee confirming the deletion of No. 12 Appletons from the Conservation Area, the property be included in Character Area E2 (Appletons) in the Hadlow Character Appraisals SPD, as set out in the supplementary report.

**\*Referred to Cabinet**

PE  
10/031

**HILDENBOROUGH AND HADLOW CONSERVATION AREA  
APPRAISALS - RESPONSE TO CONSULTATION**

Decision Notice D100140MEM

The report of the Director of Planning, Transport and Leisure gave details of the response to public consultation in respect of Conservation Area Appraisals prepared for Hildenborough and Hadlow as an integral part of the Character Area Appraisals process. The Appraisals related to revised Conservation Area boundaries, including a proposed new Conservation Area at the Freehold, Hadlow and were recommended for adoption, subject to some minor changes.

**RECOMMENDED:** That the Conservation Area Appraisals for Hildenborough and Hadlow, as amended, be adopted as a material consideration for development control, subject to any changes to the boundaries of the Conservation Areas that might be recommended by Area 1 Planning Committee.

PE  
10/032

**CHARACTER AREA APPRAISALS SPD (BOROUGH GREEN AND  
EAST PECKHAM) AND BULLEN CORNER CONSERVATION AREA  
APPRAISAL - ADOPT FOR CONSULTATION**

Decision Notice D100141MEM

The Director of Planning, Transport and Leisure recommended approval of Character Area Appraisals for Borough Green and East Peckham and a Conservation Area Appraisal for Bullen Corner for the purposes of public consultation which would take place in the spring of 2011.

Minor technical issues were raised on historical accuracy, population figures and boundaries and local Members were invited to provide comments to the Chief Planner before the public consultation.

**RECOMMENDED:** That the draft Character Area Appraisals for Borough Green and East Peckham and the draft Conservation Area Appraisal for Bullen Corner be approved for the purposes of public consultation.

PE  
10/033

**MINERALS AND WASTE CORE STRATEGY ISSUES  
CONSULTATION**

Decision Notice D100142MEM

The report of the Director of Planning, Transport and Leisure advised of the preparation by Kent County Council of a new Minerals and Waste Development Framework consisting of a Core Strategy, a Mineral Sites Development Plan Document and a Waste Sites Development Plan Document. The Core Strategy was the first document to be prepared. The report outlined the issues raised in the consultation document and recommended a response to be made by the deadline of Friday 19 November 2010.

Members expressed concern about the need for a high level of veracity in the analysis of demand and supply of construction related minerals. This was recognised as vital in ensuring sufficient supplies were available to sustain local and regional economies and businesses as well as ensuring a measured approach towards extraction. To this end it was considered that the County Council should be recommended to take steps to ensure that an agreed and robust position on this aspect be established.

**RECOMMENDED:** That the representation made on the Kent Minerals and Waste Development Framework Core Strategy Issues Consultation, as set out in Annex 1 to the report, be approved for submission to Kent County Council, subject to the above issues being highlighted.

**PE  
10/034**

### **DISCRETIONARY PLANNING AND BUILDING CONTROL FEES**

The report of the Director of Planning, Transport and Leisure set out the reasons for not making changes to the current planning and building control discretionary fees.

Members were also advised of the recent announcement of a consultation paper seeking views on proposed changes to the planning application fees regime. It was proposed to move responsibility for setting fees to local planning authorities and allow them to set higher fees for retrospective applications. The closing date for the consultation was 7 January 2011 and the Director of Planning, Transport and Leisure would report the matter to the extraordinary meeting of the Cabinet in December.

**RECOMMENDED:** That no changes be made to planning and building control discretionary fees for the reasons set out in the report. ◀

**\*Referred to Cabinet**

### **MATTERS SUBMITTED FOR INFORMATION**

**PE  
10/035**

### **PARKING MANAGEMENT**

The Board was advised that the Parking Report for 2009/10 had been produced and showed a gradual consolidation and settling down of the service following the major changes introduced by the Traffic Management Act in 2008.

**PE  
10/036**

### **PLANNING AND TRANSPORT UPDATE**

Members' attention was drawn to the publication of a recent White Paper on Local Growth and the current position on the A21 following the Spending Review.

The Advisory Board was pleased to learn that, following the Borough Council raising concerns about the issue of unauthorised planning development and retrospective applications, officers from Tonbridge

and Malling had been invited to attend an informal meeting with the Department of Communities and Local Government to comment on a proposed approach. Members were encouraged by the progress being made and hoped some of the problems could be addressed as part of the Localism Bill or other planning legislation.

### **MATTERS FOR CONSIDERATION IN PRIVATE**

**PE  
10/037**

#### **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  
10/038**

#### **CAR PARKS - PAY BY PHONE (Reason: LGA 1972 Sch 12a Para 3 - Financial or business affairs of any particular person)**

Decision Notice D100143MEM

Further to Decision Number D100091MEM, the results of the invitation of interest exercise by suppliers of a pay by phone service in the Borough car parks were presented for endorsement.

**RECOMMENDED:** That the parking payment option using payment by phone be introduced using Parkmobile as the service provider.

The meeting ended at 2105 hours

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**RECORD OF DECISION**

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

**Decision No: D100137MEM**

**Date: 17th November 2010**

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

**Winter Maintenance - Local Priorities and Arrangements**

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

**The report provided an update on the Kent Highway Services winter maintenance arrangements for 2010/11 and the Borough Council's own arrangements for its car parks during severe snow and ice conditions.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the Kent Highway Services Local Winter Service Plan for Tonbridge and Malling and the Borough Council's own winter maintenance arrangements be endorsed.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 17 November 2010.

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

**Date of publication:** 19 November 2010

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: D100138MEM**

**Date: 17th November 2010**

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

**The Kent Flood Partnership**

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

**The report sought endorsement of the Council's involvement with a range of other agencies in the Kent Flood Partnership within the spirit of the Floods and Water Management Act 2010.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the establishment of the Kent Flood Partnership and the role of the Borough Council, as described in the report, and the Partnership Terms of Reference be endorsed.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 17 November 2010.

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

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

**Decision No: D100139MEM**

**Date: 17th November 2010**

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

#### **Consultation on Local Transport Plan for Kent 2011-16**

**(Joint report of Director of Planning, Transport and Leisure and  
Cabinet Member for Planning and Transportation)**

**(Annex 1)**

**(Annex 2)**

**The report invited comment on and endorsement of a response to the current consultation being carried out by the County Council on its draft Local Transport Plan for Kent 2011-16. Concern was expressed about the apparent lack of transport investment for this Borough over the next five years if the contents of the consultation draft were translated into the final version of the Local Transport Plan.**

**Members commended the Chief Engineer for the preparation of a comprehensive and detailed response which outlined the issues of major significance to the Borough.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the draft response, set out at Annexes 1 and 2 to the report, be endorsed as the Borough Council's formal response to the consultation on the Local Transport Plan for Kent 2011-16.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 17 November 2010.

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: D100140MEM**

**Date: 17th November 2010**

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

**Hildenborough and Hadlow Conservation Area Appraisals -  
Response to Consultation**

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

**The report gave details of the response to public consultation in respect of Conservation Area Appraisals prepared for Hildenborough and Hadlow as an integral part of the Character Area Appraisals process. The Appraisals related to revised Conservation Area boundaries, including a proposed new Conservation Area at the Freehold, Hadlow and were recommended for adoption, subject to some minor changes.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the Conservation Area Appraisals for Hildenborough and Hadlow, as amended, be adopted as a material consideration for development control, subject to any changes to the boundaries of the Conservation Areas that might be recommended by Area 1 Planning Committee.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 17 November 2010.

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

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

**Decision No: D100141MEM**

**Date: 17th November 2010**

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

**Character Area Appraisals SPD (Borough Green and East Peckham) and Bullen Corner Conservation Area Appraisal - Adopt for Consultation**

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

**The report recommended approval of Character Area Appraisals for Borough Green and East Peckham and a Conservation Area Appraisal for Bullen Corner for the purposes of public consultation which would take place in the spring of 2011.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the draft Character Area Appraisals for Borough Green and East Peckham and the draft Conservation Area Appraisal for Bullen Corner be approved for the purposes of public consultation.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 17 November 2010.

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: D100142MEM**

**Date: 17th November 2010**

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

**Minerals and Waste Core Strategy Issues Consultation**

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

**The report advised of the preparation by Kent County Council of a new Minerals and Waste Development Framework consisting of a Core Strategy, a Mineral Sites Development Plan Document and a Waste Sites Development Plan Document. The Core Strategy was the first document to be prepared. The report outlined the issues raised in the consultation document and recommended a response to be made by the deadline of Friday 19 November 2010.**

**Concern was expressed about the lack of assessment for mineral operations and the level of demand and it was suggested that reference be made to the consideration of a protocol between mineral operators and the regulatory body. Additionally, Members asked that reference be made to the impact on local communities and employment if a finite level of reserves was predicted.**

Following consideration by the Planning and Transportation Advisory Board , the Cabinet Member for Planning and Transportation resolved that the representation made on the Kent Minerals and Waste Development Framework Core Strategy Issues Consultation, as set out in Annex 1 to the report, be approved for submission to Kent County Council, subject to the above issues being highlighted.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 17 November 2010.

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

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# TONBRIDGE & MALLING BOROUGH COUNCIL

## RECORD OF DECISION

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

**Decision No: D100143MEM**

**Date: 17th November 2010**

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

**Car Parks - Pay by Phone  
(Reasons LGA 1972 Sch 12A Para 3 - Financial or business affairs  
of any particular person)**

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

**Further to Decision Number D100091MEM, the results of the  
invitation of interest exercise by suppliers of a pay by phone  
service in the Borough car parks were presented for endorsement.**

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the parking payment option using payment by phone be introduced using Parkmobile as the service provider.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 17 November 2010 (contains exempt information).

Signed Cabinet Member for M Balfour  
Planning and  
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

**Date of publication:** 19 November 2010

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