

TONBRIDGE AND MALLING BOROUGH COUNCIL

PLANNING AND TRANSPORTATION ADVISORY BOARD

Tuesday, 14th June, 2011

Present: Cllr Ms V M C Branson (Chairman), Cllr R W Dalton (Vice-Chairman), Cllr A W Allison, Cllr J Atkins, Cllr R D Lancaster, Cllr Miss A Moloney, Cllr C P Smith, Cllr D W Smith and Cllr A K Sullivan.

Councillors Ms Atkinson, Mrs Anderson, Baldock, Balfour, Bolt, Coffin, Mrs Heslop, N Heslop, Mrs Holland, King, Mrs Murray, Rhodes, Rogers, Mrs Woodger and Worrall were also present pursuant to Council Procedure Rule No. 15.21

Apologies for absence were received from Councillors Edmondston-Low, Evans and Mrs Kemp.

PART 1 - PUBLIC

**PE
11/017** **CHAIRMAN'S ANNOUNCEMENT**

Before opening the meeting the Chairman invited Members to observe a one minute silence as a sign of respect to Shaun Nolan, Civil Enforcement Officer, who had tragically passed away and offered condolences to the family.

**PE
11/018** **DECLARATIONS OF INTEREST**

There were no declarations of interest made.

**PE
11/019** **MINUTES**

RESOLVED: That the notes of the meeting of the Planning and Transportation Advisory Board held on 22 February 2011 be approved as a correct record and signed by the Chairman.

**PE
11/020** **NEW MEMBER INDUCTION - INTRODUCTION AND OVERVIEW OF PLANNING AND TRANSPORTATION**

The Director of Planning, Transport and Leisure provided an overview of the work and issues dealt with by the Planning and Transportation Service. He offered to circulate a copy of the presentation to Members of the Advisory Board.

MATTERS FOR RECOMMENDATION TO THE CABINET

**PE
11/021**

BOROUGH TRANSPORTATION MATTERS

Decision Notice D110080MEM

The report of the Director of Planning, Transport and Leisure provided an update on a range of transportation issues currently on the Borough Council's agenda, including highways, railways and the Local Transport Plan.

It was noted that the current difficult economic climate had serious adverse implications for investment aspirations for highways and transportation and had set back the implementation of the A21 Tonbridge and Pembury dualling project. Members were advised that the Borough Council, together with the A21 Reference Group, the West Kent Partnership and The Rt Hon Sir John Stanley MP, continued to strongly urge the Department for Transport that the Public Inquiry should take place as soon as possible. The Cabinet Member for Planning and Transportation reported that the Department for Transport had requested Kent County Council and the Highways Agency to prepare a further business case looking at the costs of delivering the scheme.

The significant list of key concerns about rail services in the borough was noted and Members welcomed the opportunity of promoting the Borough Council's aspirations for the future of rail services in a clear and robust way.

Members expressed concern about the prioritisation methodology for transport investment in the Borough over the next five years and emphasised the importance of recognising that Tonbridge and Malling was an area where growth had taken place and was planned for the future. It was believed that growth and investment in other areas of Kent should not be to the detriment of West Kent and the Local Transport Plan should be accompanied by robust and regular reviews.

RECOMMENDED: That the observations on the County Council's document 'Growth without Gridlock', contained in Annex 2 of the report, be endorsed.

**PE
11/022**

PARKING MANAGEMENT

Decision Notice D110081MEM

Members considered the report of the Director of Planning, Transport and Leisure, which outlined the Borough Council's role in parking management aimed at achieving a fair balance of opportunity between competing demands and helping traffic to flow by promoting safe and considerate parking behaviour. Past and current initiatives were reviewed in the report, with current work at East Malling examined in detail. Consideration was also given to an objection to the recently

advertised Traffic Regulation Order for the village car park.

RECOMMENDED: That

(1) the Tonbridge and Malling Borough Council (Off Street Parking Places) (Amendment No 1) Order 2011 as advertised be approved and the objector informed accordingly; and

(2) appreciation be recorded to the Senior Engineer, Karole Reynolds, for her exceptional and exemplary work on parking related issues and best wishes be conveyed to her on her retirement.

**PE
11/023**

GOVERNMENT CONSULTATION - PLANNING FOR TRAVELLER SITES

Decision Notice D110082MEM

The report of the Director of Planning, Transport and Leisure recommended a response to a Government consultation on proposed changes to guidance and policy on planning for Gypsies, Travellers and Travelling Showman.

Whilst Members welcomed some of the proposals in the consultation paper, in particular the removal of regional targets, concern was expressed about their practical application for the reasons set out in the report.

Reference was made to the positive action being taken by Kent County Council, in collaboration with the Borough Council, to revive the scheme at Coldharbour, which would increase the provision of pitches for gypsies and travellers. In addition, it was hoped that the newly created Gypsy and Travellers Issues Panel would look at ways of addressing further matters.

RECOMMENDED: That the views set out in the commentary on the Government's proposed changes to Circulars 01/2006 and 04/2007, as set out in the report, be transmitted to the Government in response to the consultation.

**PE
11/024**

DCLG CONSULTATION - RELAXATION OF PLANNING RULES FOR CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL

Decision Notice D110083MEM

Consideration was given to the Department for Communities and Local Government's proposal regarding the relaxation of planning rules for the change of use from commercial to residential. The report of the Director of Planning, Transport and Leisure set out a suggested response to the consultation.

Members expressed reservations about the consequences of relaxing planning rules and losing 'permitted' development rights as this action created a potential risk to residential amenity and local businesses. In

addition, the change of process meant that residents would not be able to comment on such changes of use.

RECOMMENDED: That the points raised in the report, as reflected in Annex 1 to the report, be provided to the Department for Communities and Local Government as the Borough Council's response to the consultation.

**PE
11/025**

CONSULTATION - MASTER PLAN AND PLANNING BRIEF FOR THE HOP FARM, EAST PECKHAM

Decision Notice D110084MEM

Members gave consideration to the revised draft planning brief which set out the broad planning policy framework and the key proposals for the site. In addition, proposed arrangements for public consultation were explained.

It was suggested that a site visit to the Hop Farm be arranged to enable Members of the Advisory Board to view and better understand the proposals outlined.

RECOMMENDED: That

(1) the revised draft document be approved for the purposes of public consultation; and

(2) a site visit to the Hop Farm be arranged before the next meeting of the Advisory Board to enable the proposals outlined to be viewed and better understood.

**PE
11/026**

CHARACTER AREA APPRAISALS SPD (EAST PECKHAM, BOROUGH GREEN, SNODLAND AND WALDESLADE) - RESPONSE TO CONSULTATION

The report of the Director of Planning, Transport and Leisure considered the response to consultation in respect of the second tranche of documents dealing with East Peckham, Borough Green, Snodland and Walderslade and recommended their adoption.

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

RECOMMENDED: That the draft Character Area Appraisals for East Peckham, Borough Green, Snodland and Walderslade, as amended in accordance with the changes set out respectively in Annexes A, B, C and D to the report, be adopted by the Council as part of the Local Development Framework.

***Referred to Cabinet**



PE 11/027 BULLEN CORNER CONSERVATION AREA APPRAISALS - RESPONSE TO CONSULTATION

Decision Notice D110085MEM

The Director of Planning, Transport and Leisure recommended that the Conservation Area Appraisal prepared for the Bullen Corner Conservation Area, which was subject to public consultation as an integral part of the Character Area Appraisal for East Peckham, be adopted, subject to some minor changes outlined in Annex A to the report and raised and noted at the meeting.

RECOMMENDED: That the Conservation Area Appraisal for Bullen Corner (as amended) be adopted as a material consideration for development control.

PE 11/028 TUNBRIDGE WELLS CORE STRATEGY REVIEW - RESPONSE TO CONSULTATION

Decision Notice D110086MEM

The report of the Director of Planning, Transport and Leisure recommended a response to the Tunbridge Wells Borough Council's consultation on the review of its Local Development Framework Core Strategy. It was noted that the review focused on certain matters, primarily relating to housing numbers.

Members suggested that extra emphasis and strength be given to highlighting the significant danger of pursuing the review based upon existing information, as the robustness of the evidence base and the soundness of the replacement policies could be prone to challenge. In addition, Members asked that effective engagement with Tunbridge Wells Borough Council be sought during the development of the Core Strategy.

RECOMMENDED: That the views on Tunbridge Wells Borough Council's Core Strategy Review Document (May 2011), as set out in the report, be transmitted to Tunbridge Wells Borough Council in response to its consultation, subject to strengthening the comments as outlined above.

MATTERS SUBMITTED FOR INFORMATION

PE 11/029 FLOOD RISK MANAGEMENT

The Advisory Board noted the update on the Borough Council's efforts to advocate flood risk management schemes at Little Mill, East Peckham and Rochester Road, Aylesford.

Members welcomed the progress being made towards developing an enhancement scheme for Town Lock in Tonbridge but asked whether it was possible to safeguard the site in the short term to prevent anti-social behaviour, inappropriate access, health and safety issues and

damage in that area. The Director of Planning, Transport and Leisure offered to explore options out of the meeting.

MATTERS FOR CONSIDERATION IN PRIVATE

**PE
11/030**

EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 2141 hours

TONBRIDGE & MALLING BOROUGH COUNCIL

RECORD OF DECISION

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

Decision No: D110080MEM

Date: 14th June 2011

Decision(s) and Reason(s)

Borough Transportation Matters

(Report of Director of Planning Transport and Leisure)

(Annex 1)

(Annex 2)

(Annex 3)

Further to Decision Number D110020MEM, the report provided an update on a range of transportation issues currently on the Borough Council's agenda.

Members expressed concern about the prioritisation methodology for transport investment in the Borough over the next five years and emphasised the importance of promoting Tonbridge and Malling as an area where growth should be encouraged and supported.

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the observations on the County Council's document 'Growth without Gridlock, contained in Annex 2 of the report, be endorsed.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 14 June 2011.

Signed Cabinet Member for N Heslop
Planning and
Transportation:

Signed Leader: M Worrall

Signed Chief Executive: D Hughes

Date of publication: 17 June 2011

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: D110081MEM

Date: 14th June 2011

Decision(s) and Reason(s)

Parking Management

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

The report outlined the Borough Council's role in parking management aimed at achieving a fair balance of opportunity between competing demands and helping traffic to flow by promoting safe and considerate parking behaviour. Past and current parking initiatives were reviewed. Current work at East Malling was examined in detail, including consideration of an objection to the recently advertised Traffic Regulation Order for the village car park.

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

- 1) the Tonbridge and Malling Borough Council (Off Street Parking Places) (Amendment No 1) Order 2011 as advertised be approved and the objector informed accordingly; and
- 2) appreciation be recorded to the Senior Engineer, Karole Reynolds, for her exceptional and exemplary work on parking related issues and best wishes be conveyed to her on her retirement.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 14 June 2011.

Signed Cabinet Member for N Heslop
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: D110082MEM

Date: 14th June 2011

Decision(s) and Reason(s)

Government Consultation - Planning for Traveller Sites

(Report of Director of Planning Transport and Leisure)

The report recommended a response to a Government consultation on proposed changes to guidance and policy on planning for Gypsies, Travellers and Travelling Showmen.

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the views set out in the commentary on the Government's proposed changes to Circulars 01/2006 and 04/2007, as set out in the report, be transmitted to the Government in response to its consultation.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 14 June 2011.

Signed Cabinet Member for N Heslop
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: D110083MEM

Date: 14th June 2011

Decision(s) and Reason(s)

DCLG Consultation - Relaxation of Planning Rules for Change of Use from Commercial to Residential

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

The report detailed the Department for Communities and Local Government's proposal regarding the relaxation of planning rules for the change of use from commercial to residential and set out a suggested response to the consultation.

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the points raised in the report, as reflected in Annex 1 to the report, be provided to the Department for Communities and Local Government as the Borough Council's response to the consultation.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 14 June 2011.

Signed Cabinet Member for N Heslop
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TONBRIDGE & MALLING BOROUGH COUNCIL

RECORD OF DECISION

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

Decision No: D110084MEM

Date: 14th June 2011

Decision(s) and Reason(s)

**Consultation - Master Plan and Planning Brief for the Hop Farm,
East Peckham**

(Report of Director of Planning Transport and Leisure)

(Draft Planning Brief - Summary of Responses)

(Draft Planning Brief Part 1)

(Draft Planning Brief Part 2)

(Draft Planning Brief - Masterplan)

Consideration was given to the revised draft planning brief which set out the broad planning policy framework and the key proposals for the site. In addition, proposed arrangements for public consultation were explained.

It was suggested that a site visit to the Hop Farm be arranged to enable Members of the Advisory Board to view and better understand the proposals outlined.

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

- 1) the revised draft document be approved for the purposes of public consultation; and
- 2) a site visit to the Hop Farm be arranged before the next meeting of the Advisory Board to enable the proposals outlined to be viewed and better understood.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 14 June 2011.

Signed Cabinet Member for N Heslop
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TONBRIDGE & MALLING BOROUGH COUNCIL

RECORD OF DECISION

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

Decision No: D110085MEM

Date: 14th June 2011

Decision(s) and Reason(s)

Bullen Corner Conservation Area Appraisals - Response to Consultation

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

The report recommended that the Conservation Area Appraisal prepared for the Bullen Corner Conservation Area, which was subject to public consultation as an integral part of the Character Area Appraisal for East Peckham, be adopted, subject to some minor changes outlined in Annex A to the report and raised and noted at the meeting.

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the Conservation Area Appraisal for Bullen Corner (as amended) be adopted as a material consideration for development control.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 14 June 2011.

Signed Cabinet Member for N Heslop
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TONBRIDGE & MALLING BOROUGH COUNCIL

RECORD OF DECISION

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

Decision No: D110086MEM

Date: 14th June 2011

Decision(s) and Reason(s)

Tunbridge Wells Core Strategy Review - Response to Consultation

(Report of Director of Planning, Transport and Leisure)

The report recommended a response to Tunbridge Wells Borough Council's consultation on the review of its Local Development Framework Core Strategy. It was noted that the review focused on certain matters, primarily relating to housing numbers.

Members suggested that extra emphasis and strength be given to highlighting the significant danger of pursuing the review based upon existing information, as the robustness of the evidence base and the soundness of the replacement policies could be prone to challenge. In addition, Members asked that ongoing engagement be sought with Tunbridge Wells Borough Council during the development of the Core Strategy.

Following consideration by the Planning and Transportation Advisory Board, the Cabinet Member for Planning and Transportation resolved that the views on Tunbridge Wells Borough Council's Core Strategy Review document (May 2011), as set out in the report, be transmitted to Tunbridge Wells Borough Council in response to its consultation, subject to strengthening the comments as outlined above.

Reasons: As set out in the report submitted to the Planning and Transportation Advisory Board of 14 June 2011.

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