

TONBRIDGE & MALLING BOROUGH COUNCIL

PLANNING and TRANSPORTATION ADVISORY BOARD

14 June 2007

Report of the Director of Planning, Transport and Leisure

Part 1- Public

Matters for Information

1 THE PLANNING WHITE PAPER AND ALLIED CONSULTATIONS

Summary

This report notes the publication of the long awaited White Paper accompanied by additional consultation papers on matters of detail. Given the scale of the documents, over 400 pages, it is proposed that a fully detailed report is made to a future meeting to be arranged for all members to attend so as to meet the August consultation deadlines.

1.1 The White Paper

1.1.1 This focuses on changes to the planning system in the following areas:

- Dealing with major infrastructure projects through a national, Independent Commission
- Issuing more coherent planning policy guidance especially on economic development and climate change
- Introduce new 'Town Centre First' policy to replace the current need test for new retail development
- Set timetables to deliver substantial reductions in carbon emissions from commercial buildings
- Review microgeneration opportunities for non-residential land uses
- Establish arrangements to align the Sustainable Community Strategy with the Local Development Framework (LDF) Core Strategies
- Streamlining of the LDF process and a more meaningful engaged level of community involvement
- The introduction of Planning Performance Agreements covering the processing of major applications, possibly to replace part of the current Best Value Performance Indicators

- Changes to the planning application fee regime and the prospect of local fee setting
- Review of the approach to domestic permitted development and assessing acceptability by use of impact criteria.
- Streamline the planning application process, reduce the number of applications and improve the appeals process.

1.1.2 The issues covered by the White Paper range from changes to the way in which the very largest and most modest development proposals are considered. I am sure many aspects of the White Paper will be of interest to members and I am proposing a special meeting to provide a forum for a member discussion and the formulation of the Council's response to the White Paper.

1.2 The latest Consultation Papers

1.2.1 In addition to the White Paper itself a number of other consultation papers have been published dealing with the detailed arrangements for:

- Changes to Permitted Development Rights – Householder
- Improving the appeal process
- Planning Performance Agreements
- Planning fees in England

1.3 Legal Implications, Financial and Value for Money Considerations and Risk Assessment

1.3.1 These will be dealt with in the substantive Report.

Background papers: Planning for a sustainable future
– White Paper

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1. Planning Performance Agreements: A new way to manage large-scale major planning applications;
2. Planning Fees in England: Proposals for Change;
3. Changes to Permitted Development Consultation Paper 2: Permitted Development Rights for Householders;
4. Improving the appeal process in the planning system – Making it proportionate, customer focus, efficient and well resourced.

Steve Humphrey
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