

TONBRIDGE & MALLING BOROUGH COUNCIL

PLANNING and TRANSPORTATION ADVISORY BOARD

25 February 2008

Supplementary Report of the Director of Planning Transport and Leisure

Part 1- Public

1 DEVELOPMENT CONTROL – LOCAL VALIDATION CRITERIA FOR PLANNING AND ALLIED APPLICATIONS

Summary

To report on additional responses to consultation.

1.1 Introduction

1.1.1 Since the main report was drafted a number of additional responses have been received from English Heritage, Kent Police and local applicant and a locally based firm of planning consultants. All make detailed comments on the content and consistency of the proposed validation documentation.

1.1.2 English Heritage and Kent Police support the principle of the approach being adopted. The locally based firm of planning consultants object in principle to the requirement for more information at an earlier stage of the application process. It is also suggested that more detail overall will be required than is now.

1.1.3 All responses to consultation are available for inspection by Members

1.2 Analysis

1.2.1 I am satisfied that the respondents comments aimed at improving the clarity of the documents can be adopted in some form or another.

1.2.2 I am afraid that I cannot agree with the objections in principle. The proposed approach and documentation is consistent with the Government's aim to increase both the statutory and locally defined level of detail required for all applications at the time of application, from 06 April. They are also consistent with the Government's aim need to ensure that the planning processing system keeps up with the way that environmental caselaw is emerging - to ensure that all relevant detail is considered at the appropriate stage in the process. In this respect I do not agree that additional information will be required – it will still be necessary to ensure that the appropriate level of detail is sought, relative to the case under consideration, even if it is at an earlier stage in the process. In any event there will be the right of appeal against any invalidity notice served by the Council.

1.3 Legal Implications

1.3.1 This work is to give effect to Government guidance.

1.4 Financial and Value for Money Considerations

1.4.1 No additional costs to the Authority and may effect some value for money benefits from the submission of better quality applications

1.5 Risk Assessment

1.5.1 The principle was agreed at last Planning and Transportation Board.

1.6 Recommendation

1.6.1 The results of the consultation process, as set out in paragraphs 1.1.6 and 1.1.7 of the main report and the detailed issues alluded to in this supplementary report **BE ADOPTED** for integration into the appropriate Local Validation documents.

The Director of Planning Transport and Leisure confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and Policy Framework.

Background papers:

contact: Lindsay Pearson

Nil

Steve Humphrey
Director of Planning Transport and Leisure