

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**PLANNING and TRANSPORTATION ADVISORY BOARD**

**16 November 2011**

**Report of the Director of Planning, Transport and Leisure.**

**Part 1- Public**

**Matters for Information**

**1 THE HOP FARM, EAST PECKHAM**

**To bring Members up to date with matters related to the Hop Farm since the last meeting of the Board**

**1.1 The current position**

- 1.1.1 At the last meeting of the Board approval was given for alterations to the approved Master Plan made pursuant to The Tonbridge and Malling Local Plan Saved Policy P 6/25.
- 1.1.2 At that time a parallel set of initiatives was running in relation to a series of Enforcement Notices made at the site by the Area 2 Planning Committee. Those Enforcement Notices were subject to appeal at the time of the last Board meeting.
- 1.1.3 Subsequent to the decision of the Board, the Area Planning Committee gave me authority to vary and/or withdraw Notices if the situation, following in discussion with the site owner's representatives, indicated this was appropriate.
- 1.1.4 We have met and had an ongoing positive dialogue with the Hop Farm owners and their planning agents since the Area Planning Committee meeting to discuss the practical matters involved in updating the Master Plan. As a result the submission of two applications consistent with the Master Plan proposals are now expected for the retention of a revised form of the 'bouncing pillows' and the "driving school". Work has progressed but not been finalised to the point of planning applications being submitted.
- 1.1.5 This means that it has been possible to avoid an expensive and time consuming Local Inquiry in favour of diverting the owner's resources to remedying the breaches related to the Enforcement Notices that now remain in place. .
- 1.1.6 One further and important change is that there is a new owning interest in the site. We understand that the new 50% owner is an investment group with experience of many aspects of development in the leisure market. All matters considered I am optimistic that the approach to development and management of the site is

moving in a positive direction, although it will be important to keep a close relationship with the site owners to ensure the progress and relationships achieved over recent months is maintained.

Background papers:

contact: Lindsay Pearson

Nil

Steve Humphrey  
Director of Planning, Transport and Leisure