

TONBRIDGE & MALLING BOROUGH COUNCIL



EXECUTIVE SERVICES

Chief Executive

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NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.

Contact: Committee Services
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28 May 2015

To: MEMBERS OF THE PLANNING AND TRANSPORTATION ADVISORY BOARD

(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Planning and Transportation Advisory Board to be held in the Civic Suite, Gibson Building, Kings Hill, West Malling on Monday, 8th June, 2015 commencing at 7.30 pm

Yours faithfully

JULIE BEILBY

Chief Executive

A G E N D A

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Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

MEMBERSHIP

Cllr D A S Davis (Chairman)
Cllr Miss S O Shrubsole (Vice-Chairman)

Cllr M A C Balfour
Cllr Mrs S M Barker
Cllr P F Bolt
Cllr V M C Branson
Cllr T Edmondston-Low
Cllr B T M Elks
Cllr Mrs F A Kemp

Cllr R D Lancaster
Cllr L J O'Toole
Cllr M Parry-Waller
Cllr S C Perry
Cllr R V Roud
Cllr A K Sullivan
Cllr M Taylor

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Apologies for absence

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Declarations of interest

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TONBRIDGE AND MALLING BOROUGH COUNCIL

PLANNING AND TRANSPORTATION ADVISORY BOARD

Tuesday, 10th March, 2015

Present: Cllr D A S Davis (Chairman), Cllr M Parry-Waller (Vice-Chairman), Cllr Mrs J M Bellamy, Cllr V M C Branson, Cllr D J Cure, Cllr M O Davis, Cllr Mrs F A Kemp, Cllr D W Smith, Cllr A K Sullivan and Cllr M Taylor

Councillors Mrs S Murray, Mrs J A Anderson, J A L Balcombe, M A C Balfour, N J Heslop, M R Rhodes and R Taylor were also present pursuant to Council Procedure Rule No 15.21.

An apology for absence was received from Councillor R D Lancaster.

PE 15/1 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct.

PE 15/2 MINUTES

RESOLVED: That the notes of the meeting of the Planning and Transportation Advisory Board held on 18 November 2014 be approved as a correct record and signed by the Chairman.

MATTERS FOR RECOMMENDATION TO THE CABINET

PE 15/3 PLANNING REFORMS UPDATE

Decision Notice D150031MEM

The Director of Planning, Housing and Environmental Health provided Members with an update on the Government's recent and on-going planning reforms and sought a decision in relation to the negotiation of Affordable Housing contributions.

It was reported that contributions for affordable housing could no longer be sought from developments of 10 units or less. However, in designated rural areas (as defined by Section 157 of the Housing Act 1985) Local Planning Authorities had the discretion to use a lower threshold of 5 units or less. The only such designated rural areas in Tonbridge and Malling were the two Areas of Outstanding Natural Beauty in the north/north west of the Borough and an area south of the Tonbridge bypass.

The consultation 'Stepping onto the Property Ladder' set out Government proposals for a new national starter homes 'exception site' policy to enable starter homes to be built on under-used or unviable

brownfield sites that were not currently identified for housing. An officer led response to the consultation was attached as Annex 1 to the report.

Reference was made to the Community Right to Build, which was reaching the end of its parliamentary process and was likely to be introduced later in the year. This initiative entitled prospective custom build builders to apply to their Local Planning Authority for a suitable plot of land on which to build or commission their own home. It also required Local Planning Authorities to identify and make provision for local demand within Local Plans.

In addition, reference was made to further alterations to the London Plan, which had been formally adopted and included an increase of London's annual housing target. It was also noted that the Capital faced an annual shortfall of approximately 6,000 homes, which could have implications for neighbouring authorities in the South East with regard to the duty to co-operate.

RECOMMENDED: That:

- (1) a threshold of 5 dwelling units for the securing of affordable housing contributions for proposed developments in the Areas of Outstanding Natural Beauty be endorsed; and
- (2) the response to the DCLG consultation (Stepping onto the Property Ladder) regarding proposals for a new national starter home 'exception site' policy, as set out in Annex 1 to the report, be endorsed.

MATTERS SUBMITTED FOR INFORMATION

PE 15/4 TRANSPORTATION UPDATE

Members received an update on various significant transportation issues affecting the Borough with particular reference to progress on the A21 dual carriageway and Tonbridge town centre regeneration projects.

The Borough Council was preparing bids for funding, via the Local Sustainable Transport Fund, to support improvements at Hildenborough, Snodland and Tonbridge railway stations. The latter provided an opportunity to build upon the improvements in the High Street and pedestrian linkages between the station and the rest of the town centre. Members were assured that all options for improving traffic flow along the High Street would be explored.

It was also reported that Junction 4 of the M20 had been awarded funding of £2.19m from the Single Local Growth Fund. This scheme to widen the eastern over bridge would be progressed by the KCC Major Projects Team and was programmed for March 2016.

In addition, Members were appraised of recent discussions about traffic conditions on the A20 and adjoining routes and welcomed the prospect of a study to consider the best approach to traffic movement along this corridor, particularly as a result of increasing pressure due to ongoing development.

Particular reference was made to the Lower Thames Crossing. All the options previously considered and some further variations were being reviewed. A key issue for Tonbridge and Malling in consideration of the options would be the potential impacts on transport corridors through the Borough and the communities along those routes, together with the economic development issues that might arise. Members expressed concern regarding the gyratory road system at Bluebell Hill and the impact of 'rat running' on local residents and asked that this issue be raised with Kent County Council and the Highways Agency. Members would be kept informed of progress leading to a likely public consultation by the Highways Agency later this year.

Finally, the Cabinet Member for Planning and Transportation referred to the impending retirement of the Chief Engineer (Mike O' Brien) and thanked him for his contribution to the Borough Council and wished him well for the future.

PE 15/5 LOCAL PLAN UPDATE

The report of the Director of Planning, Housing and Environmental Health set out progress made on the Local Plan since November 2014.

Members noted that the Borough Council had met the Environment Agency in January 2015 to scope the Strategic Flood Risk Assessment and that the Middle Medway Strategy would be completed in May. Further modelling work was also being carried out in respect of the tidal part of the Medway from Allington Lock.

PE 15/6 SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

Members were advised of the new arrangements for requiring Sustainable Urban Drainage Systems (SUDs) schemes for qualifying developments, including consultations with Kent County Council, which were due to come into force on 6 April 2015.

The main function of sustainable drainage systems was to slow the rate of surface water run-off and improve filtration by mimicking natural drainage in both rural and urban areas. This reduced the risk of 'flash flooding' which occurred when rainwater rapidly flowed into the public sewerage and drainage systems.

A summary was provided of the Government's response to feedback received during consultation, what this meant for local decision-taking, the practical issues for the management of cases through the planning system and some important issues around cost.

Concern was expressed at the 'new burdens' that the proposed system would have on local planning authorities, particularly the demands around significant new work and administration, as well as potential financial implications. To demonstrate the point regarding the financial burdens, a letter from the Local Government Association to the Secretary of State for Environment, Food and Rural Affairs was attached as Annex 1 to the report. It was reported that various lobbying initiatives were in hand by the District Councils' Network and others on this important point and arrangements had been made to ensure that the Borough Council's interests were reflected.

Members noted there was a risk that Borough Council decisions on planning applications on qualifying development could be challenged if they did not comply with the requirements of the revised National Planning Practice Guidance that was due to take effect from 6 April 2015.

MATTERS FOR CONSIDERATION IN PRIVATE

PE 15/7 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.50 pm

Agenda Item 4

- Introductory presentation on the role and scope of the Advisory Board

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TONBRIDGE & MALLING BOROUGH COUNCIL

PLANNING and TRANSPORTATION ADVISORY BOARD

08 June 2015

Report of the Director of Planning, Housing and Environmental Health

Part 1- Public

Matters for Information

1 LOCAL PLAN AND TRANSPORTATION UPDATE

This report provides Members of the Board with an update on progress made towards the preparation of the Local Plan and any relevant Transportation matters since the last meeting in March.

1.1 Overview

1.1.1 Since the Board last met in March work has continued towards preparing the evidence base for the Local Plan and progress has also been made in respect of the strategic transportation matters that are usually reported in the form of an update for this meeting. In addition there were a number of further Government planning reforms introduced or proposed prior to the General Election on the 7th May. This report will summarise the main points.

1.2 Local Plan Progress

1.2.1 Progress has continued to be made in preparing the evidence base for the Local Plan. One of the key pieces of evidence, the Strategic Housing Market Assessment (SHMA), which identifies the objectively assessed needs for new housing for the plan period up to 2031, has been revisited in the light of the latest version of the Government Household Projections published in February. This is to ensure that the SHMA remains as up to date and robust as possible, in accordance with National Planning Practice Guidance. The three original commissioning Local Authorities (Tonbridge and Malling, Maidstone and Ashford) have sought further advice from the consultants G L Hearn and Partners on the implications of the new projections.

1.2.2 At the time of writing, a final version of the report had not been received but the draft findings suggest that the objectively assessed housing need for Tonbridge and Malling has risen slightly from 665 to 673 net, new dwellings per annum.

1.2.3 It is worth noting that Tunbridge Wells Borough Council and Sevenoaks District Council have recently appointed G L Hearn and Partners to prepare a SHMA. This

will complement our SHMA as the remaining part of the West Kent Housing Market Area will have the same methodology and approach.

- 1.2.4 Meanwhile, work has continued in-house in preparing the Strategic Housing Land Availability Assessment (SHLAA) with work focussing on the assessment of sites submitted through the Call for Sites exercise.
- 1.2.5 A review of public open spaces is also underway which will inform the preparation of planning policies in the Local Plan for the protection of existing open spaces and the requirements for future open space provision associated with new developments (either on-site or through contributions for the enhancement of existing provision nearby).
- 1.2.6 Officers are still awaiting the results of the Environment Agency's Middle Medway Modelling work before refreshing the Strategic Flood Risk Assessment. The modelling is now expected to be completed during July.
- 1.2.7 In addition to the Tonbridge and Malling Local Plan, the Kent Minerals and Waste Local Plan (KMWLP) being prepared by Kent County Council (KCC), will, once adopted, form part of the development plan for the area. Members may be interested to know that the KMWLP is currently at the examination stage, with the third and final week of hearings taking place from 26th May. Although there has been slippage in the timetable as published in July 2014, Kent County Council anticipates adopting the Plan within approximately 6 months of the examination (i.e. by the end of the year).
- 1.2.8 Any adopted Neighbourhood Plans would also form part of the development plan for the Borough. Since the last meeting of the Board, the first application to register a Neighbourhood Planning Area has been received from Ditton Parish Council. This has been published on the Borough Council's website for a four week consultation period, ending on the 8th June. The application will be considered by the Cabinet meeting on the 24th June.

1.3 Government Planning Reforms Latest

- 1.3.1 The Self Build and Custom Housebuilding Act (2015) received the Royal Assent on the 26th March, although commencement orders have not been made to date so the Act has not yet come into force. Members will recall that this is legislation that was introduced as a private Member's Bill by the Rt Hon Richard Bacon MP. It is also known as the 'Right to Build'. The Act places a duty on Local Authorities to keep a register of individuals and community groups who have expressed an interest in acquiring land to bring forward self-build and custom-build projects and to take account of and make provision for the interests of those on such registers in developing their housing initiatives and their local plans.
- 1.3.2 Further legislation is anticipated during the current Parliament that will require Local Authorities to make available serviced plots with planning permission to those on the register.

- 1.3.3 The Town and Country Planning (General Permitted Development) (England) Order (2015) also came into force on the 15th April. It consolidates a number of Government proposals to amend permitted development rights. This means that in most cases changes of use, for example from shops or offices to residential, no longer require planning permission, although prior notification procedure is still necessary.

1.4 Transportation Update

1.4.1 A21 Dualling – Tonbridge to Pembury

- 1.4.2 As reported at the last Board meeting, construction work has begun to upgrade a 2.5 mile section of single carriageway to dual carriageway. The latest information on the Highways England (formerly the Highways Agency) website is that the works are due for completion in spring 2017.

1.4.3 Funding for Transport Schemes

- 1.4.4 The Tonbridge Town Centre Regeneration scheme, which has been awarded £2.37m from the Government's Single Local Growth Fund and together with funding from KCC has a total budget of £2.65m, is due to commence this summer. The scheme will be delivered in two phases between 2015/16 and 2016/17 and will be led by Kent Highway Authority. The scheme has been developed in partnership with Tonbridge and Malling Borough Council.
- 1.4.5 Phase 1, beginning this summer, will include widened footways, a raised speed table and new street furniture. After a programmed break in works in December to minimise disruption for shoppers and businesses, Phase 2 will commence in 2016/17 to include further pedestrian routes and cycle links to the Railway Station and improvements to the Fiveways, Bordyke and Cannon Lane/ Hadlow Road traffic signal junctions and potential extensions to the High Street 20mph speed limit. The works are expected to be completed by spring next year.
- 1.4.6 The scheme will provide a more attractive environment to boost the local economy, reduce traffic congestion and improve air quality. A consultation has been undertaken and reported to the Joint Transportation Board (JTB).
- 1.4.7 There is also £4.5m available (subject to match funding) for West Kent through the Local Sustainable Transport Fund (LSTF). This is available to the West Kent Authorities of Tonbridge and Malling, Tunbridge Wells and Sevenoaks and also Maidstone between 2015 and 2021.
- 1.4.8 There is a package of proposals, each costing under £1m, focussing on improving sustainable access to town centres and public transport interchanges. Schemes to be implemented in 2015/16 include Snodland Station forecourt improvements, in partnership with Southeastern, complementing the new High Speed Rail Service from the station, a *Wayfinding* pedestrian signage scheme in Tunbridge Wells linking to the town centre shared space/public realm improvement, extension of the local cycle network, bus stop access upgrades and grants to schools and businesses to implement measures in combination with their Travel Plans. The package is being developed by KCC in consultation with Maidstone, Tonbridge &

Malling, Tunbridge Wells and Borough Councils and will be subject to future reports to the JTBs.

1.4.9 Rail Issues

1.4.10 The 7th Rail Summit hosted by KCC was held at County Hall on the 18th May. Presentations were made by Southeastern, Network Rail, High Speed 1 and KCC and there was a lively discussion over the future of rail services in Kent and the wider south east.

1.4.11 Other Items

1.4.12 For information, previous reports have included updates on other items such as the Lower Thames Crossing, Junction 5 (M25) Slips, the A20 Corridor and the Airports Commission. These items have not been included this time as there is little to update at the time of writing.

1.5 Legal Implications

1.5.1 None.

1.6 Financial and Value for Money Considerations

1.6.1 None directly for the Council.

1.7 Risk Assessment

1.7.1 Not required.

Background papers:

contact: Ian Bailey

Nil

Steve Humphrey
Director of Planning, Housing and Environmental Health

Agenda Item 6

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

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Agenda Item 7

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

**ANY REPORTS APPEARING AFTER THIS PAGE CONTAIN EXEMPT
INFORMATION**

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Agenda Item 8

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

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