

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**PLANNING AND TRANSPORTATION ADVISORY BOARD**

**Tuesday, 18th November, 2014**

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

Councillors Mrs J A Anderson, J A L Balcombe, O C Baldock, M A C Balfour, P F Bolt, M A Coffin, R W Dalton, N Heslop, Miss A Moloney, Mrs S Murray, M R Rhodes, H S Rogers and R Taylor were also present pursuant to Council Procedure Rule No 15.21.

An apology for absence was received from Councillor D W Smith

**PE 14/26 DECLARATIONS OF INTEREST**

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

**PE 14/27 MINUTES**

**RESOLVED:** That the notes of the meeting of the Planning and Transportation Advisory Board held on 4 June 2014 be approved as a correct record and signed by the Chairman.

**MATTERS FOR RECOMMENDATION TO THE CABINET**

**PE 14/28 LOCAL PLAN UPDATE**

The report of the Director of Planning, Housing and Environmental Health provided an update on progress made on the Local Plan and sought approval for the revised timetable set out in Annex 1. The position in terms of timescales and next steps was summarised.

**RECOMMENDED:** That:

- (1) the content of the report be noted; and
- (2) the revised Local Plan timetable, set out at Annex 1 to the report, be approved.

**\*Referred to Cabinet**

**PE 14/28 LOCAL PLAN PROCESS AND PROGRAMMING**

The report examined some of the statutory elements that made up the Local Plan and sought approval for a new Statement of Community Involvement and Scoping report for a Sustainability Assessment.

**RECOMMENDED:** That

- (1) the revised Statement of Community Involvement and the Sustainability Appraisal Scoping Report, attached as Annexes 1 and 2 respectively to the report, be approved for adoption by Cabinet; and
- (2) the revised Local Plan timetable, attached as Annex 1 to the Local Plan Update report presented earlier on the agenda, form the basis of a new Local Development Scheme.

**\*Referred to Cabinet**

**PE 14/30 PLANNING AND TRAVELLERS CONSULTATION - PROPOSED RESPONSE**

Decision Notice D140131MEM

The report summarised the key proposals and potential implications for Tonbridge and Malling Borough Council of the Planning and Travellers consultation by the Department for Communities and Local Government. A suggested response was set out for consideration.

It was reported that the proposals would have some significant implications for the Borough Council, particularly as the changes to the definition of Traveller for planning purposes and assessing future need would reduce the assessment for future provision. This was because currently an allowance was made for those parts of the Travelling community living in bricks and mortar which could 'hide' a future need for pitches if children of those families wanted to adopt a more traditional lifestyle.

In addition, of the current authorised, tolerated and unauthorised sites in the Borough most occupants did not travel in the way suggested by the proposed definition so it remained unclear how many of these sites would be included in a new needs assessment.

The proposals for increasing the protection for sensitive areas and the Green Belt would also have implications for Tonbridge and Malling as over 70% of the land area was designated Metropolitan Green Belt and had two Areas of Outstanding Natural Beauty.

**RECOMMENDED:** that

- (1) the content and summary of the Department for Communities and Local Government Consultation on Planning and Travellers be noted; and
- (2) the comments in section 1.4 of the report form the basis of the Borough Council's response by the deadline of 23 November 2014.

## **PE 14/31 TRANSPORTATION UPDATE**

### Decision Notice D14032MEM

An update on transportation issues affecting the Borough was provided in the report with particular reference to train services. The updated Tonbridge and Malling 'Manifesto for Improved Rail Services' was presented for consideration.

In addition, funding streams and awards via the South East Local Enterprise Partnership (SELEP) and the Strategic Economic Plan (SEP) were set out.

The supplementary report of the Director of Planning, Housing and Environmental Health, tabled at the meeting, summarised the Airports Commission consultation, launched on 11 November, and set out the headline points. A full response would be prepared and submitted by the consultation deadline of 3 February 2015.

Members were pleased to note that the Tonbridge town centre regeneration scheme had been awarded a share of the Government's Single Local Growth Fund allocation of £2.37 million.

It was reported that Southeastern were currently developing plans for some improvements to the facilities for buses, pedestrians and cyclists at Snodland station, together with additional parking. A funding contribution from the Local Sustainable Transport Fund would ensure prompt delivery of a quality scheme which would support the 'High Speed' service stopping at Snodland in the New Year. Whilst Members welcomed the improvement works, swift action on delivering the additional parking and bus service improvements was encouraged in order to make Snodland a practical and attractive travel option.

The Borough Council also continued to lobby for improved rail connections to Gatwick airport and this was included in the updated rail services Manifesto.

**RECOMMENDED:** that the updated Manifesto for Improved Rail Services, attached as Annex 1 to the report, be endorsed, subject to a minor amendment about the cost of parking on page 12.

**PE 14/32 SUSTAINABLE URBAN DRAINAGE SYSTEMS**

Decision Notice D140133MEM

The report advised of a recent consultation by the Department for Communities and Local Government and DEFRA on sustainable urban drainage systems and sought endorsement for officer level comments submitted to meet the consultation deadline.

It was reported that whilst the fundamental need for the proposed new approach was welcomed it had to be accompanied by practical mechanisms and funding that ensured systems were properly provided and maintained.

**RECOMMENDED:** that the response to the consultation, set out in Annex 1 to the report, be endorsed.

[In accordance with Council Procedure Rule 8.5 of the Constitution Councillor M Taylor asked that his vote against the recommendation be recorded. ]

**PE 14/33 USE OF INTERIM GUIDANCE NOTE 3 STANDARDS IN  
ASSESSING PARKING PROVISION IN RESIDENTIAL SCHEMES**

Decision Notice D140134MEM

The report set out recommendations for a revised approach to the use of Interim Guidance Note 3 Standards in Assessing Parking Provision in Residential Schemes.

Members welcomed the revised approach set out and asked that as part of the longer term, wider review into parking standards the size of vehicles, including vans, be considered. Concern was also raised regarding permitted development rights and 'historic parking' need. However, Members were advised that options would continue to be explored in an effort to address areas of concern.

**RECOMMENDED:** That the proposals set out in paragraphs 1.2.1 to 1.2.3 of the report be adopted and applied henceforth and until such time as any alternative Standards are adopted in a new Local Plan.

**PE 14/28 FLOODING REVIEW**

Decision Notice D140135MEM

The report provided an update on progress made on flood recovery within the Borough following the events over the Christmas/New Year period. Proposed measures to provide increased protection for local residents and businesses for the future were set out, with particular

reference made to the partnership approach on the Leigh Flood Storage Area and the associated funding arrangements.

Members expressed concern that the flood improvement measures would not be in place this winter and sought reassurance that the temporary solutions and contingency planning would be adequate in the event of a flood. In response, the Environment Agency's (EA) commitment, at the highest possible level, to provide flood protection for Tonbridge and the surrounding area was reiterated. Officers were working closely with the EA on contingency planning but recognised the concerns of Members and residents. However, as the EA was the statutory body with overall responsibility the Borough Council recognised their expertise in dealing with flood improvement measures.

**RECOMMENDED:** That

- (1) the position set out in the report, including a contribution of £100k from the Flood Recovery and Defence reserve towards an assessment of the options and the delivery of an outline design for the Leigh Flood Storage Area scheme, be noted and endorsed; and
- (2) Officers continue to liaise closely with the Environment Agency and put forward a clear representation of the Borough Council's wish to pursue the most robust solutions in the case of all the proposed flood mitigation works.

**PE 14/35 RESPONSE TO DCLG CONSULTATION ON THE 'RIGHT TO BUILD'**

Decision Notice D140136MEM

The report summarised the consultation document published by the Department for Communities and Local Government on 23 October 2014, highlighted some of the issues and proposed a response on behalf of the Borough Council. The deadline for comments was 18 December 2014.

The current consultation and proposed legislation was aimed at removing perceived barriers facing custom builders such as finding access to suitable plots of land to build on and reducing the amount of 'red tape' of the regulatory regimes that governed the development process.

Members noted the concerns regarding potential resource and cost implications for Local Planning Authorities and the impact this might have on the Local Plan evidence base and timetable.

**RECOMMENDED:** That:

- (1) the summary of the consultation document and the potential implications for the Borough Council of the proposed Right to Build legislation be noted; and
- (2) the suggested response set out in the report and Annex 1 be endorsed.

**MATTERS SUBMITTED FOR INFORMATION**

**PE 14/36 DCLG REVIEW OF HOUSING STANDARDS**

Members received an update on the Government's intentions regarding the Building regulations and dwelling space standards.

**MATTERS FOR CONSIDERATION IN PRIVATE**

**PE 14/37 EXCLUSION OF PRESS AND PUBLIC**

The Chairman moved, it was seconded and

**RESOLVED:** That as public discussion would disclose exempt information, the following matters be considered in private.

**MATTERS FOR RECOMMENDATION TO CABINET**

**PE 14/38 TOWN LOCK CAPITAL PROJECT**

**(LGA 1972 – Sch 12A Paragraph 3 – Financial or business affairs of any particular person)**

Decision Notice D140137MEM

The report provided an update on progress made in relation to the Town Lock project and set out a revised programme for the implementation of the scheme.

**RECOMMENDED:** That the report be noted and tenders be invited for the project from the Environment Agency's select list.

The meeting ended at 9.35 pm