

TONBRIDGE AND MALLING BOROUGH COUNCIL

PLANNING AND TRANSPORTATION ADVISORY BOARD

Tuesday, 8th September, 2015

Present: 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 S C Perry, Cllr R V Roud, Cllr A K Sullivan and Cllr M Taylor

Councillors Mrs J A Anderson, M C Base, M A Coffin, R W Dalton, M O Davis, Mrs S L Luck, B J Luker, Mrs A S Oakley, M R Rhodes, H S Rogers, T C Walker and N J Heslop were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors O'Toole and Parry-Waller.

PE 15/13 DECLARATIONS OF INTEREST

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

However, Councillor Balfour advised the Members present that a member of his family had put forward some site submissions for the Tonbridge and Malling Local Plan and that he was also the Kent County Council Cabinet Member for Environment and Transport. As neither of these represented a Disclosable Pecuniary or Other Significant Interest at this stage he remained in the meeting during the discussion.

PE 15/14 MINUTES

RESOLVED: That the notes of the meeting of the Planning and Transportation Advisory Board held on 8 June 2015 be approved as a correct record and signed by the Chairman.

MATTERS FOR RECOMMENDATION TO THE CABINET

PE 15/15 TONBRIDGE AND MALLING LOCAL PLAN

The Director of Planning, Housing and Environmental Health provided an update on the important progress made towards the preparation of the Local Plan and specifically the initial outcome of the Call for Sites exercise, which closed on 1 September 2015. A short presentation highlighting the key issues and setting the context for Members was also provided.

Proposed revisions to the timetable to reflect the next stages of the Local Plan preparation were also set out and included time to enable a full assessment of potential sites to inform options for the development strategy and land allocations in the Plan. It was reported that due to the number and scale of sites being assessed the original timetable had been revised to allow sufficient time for evidence gathering and proper technical evaluation around suitability, affordability, deliverability and/or constraints.

It was emphasised that this was an important milestone in the preparation of the Local Plan and significant public interest was anticipated.

Locations and outlines of all the submissions were set out in the Call for Sites map, attached as Annex 1 to the report. It was noted that the map was for illustrative purposes only in order to inform and advise Members of the number, general scale and distribution of the sites coming forward for assessment.

On the basis of the revised timetable, set out in Annex 2 to the report, it was anticipated that the next meeting of the Advisory Board in November would receive a report scoping the future needs for development (the Issues) and setting out some alternative strategies and sites to address them (the Options). It was therefore likely that the public consultation process would start in spring 2016.

Members asked questions and raised a number of issues including the duty to co-operate with neighbouring authorities, the importance of identifying the appropriate mix of employment and housing development land, ensuring adequate infrastructure to support local communities, amenity and green space and type of housing provision. Officers responded and noted the comments expressed for consideration as part of the assessment process.

In addition, Members were advised that a list summarising the name of sites and the organisations submitting sites would be prepared for information shortly.

RECOMMENDED: That the contents of the report be noted and the revised Local Plan timetable, set out in Annex 2 to the report, be approved by Cabinet.

***Referred to Cabinet**

PE 15/16 PLANNING REFORMS UPDATE

Decision Notice D150063MEM

The Director of Planning, Housing and Environmental Health provided an update on the Government's ongoing programme of planning reforms, further amendments to national policy on affordable housing contributions and future proposals for further reforms.

Particular reference was made to revisions to the National Planning Practice Guidance in respect of small scale affordable housing contributions and the successful challenge in the High Court which had judged that the Government had acted inappropriately by introducing changes in the form of a Ministerial Statement.

In the circumstances the amendment to the Borough Council's adopted Policy CP17 in the Local Development Framework, agreed by Cabinet on 24 March, to adopt a new threshold of 5 dwellings for the securing of affordable housing contributions for proposed developments in the Areas of Outstanding Natural Beauty only should also be reversed.

It was also reported that in May the Queens Speech had set out the Government's priorities for new legislation for the current Parliament. The most relevant for planning was the Housing Bill which would extend the Right to Buy to Housing Association tenants in England, the remaining provisions for implementing the Right to Build and the Starter Homes Initiative.

Finally, Members were advised of recent changes to Planning Policy for Traveller Sites and the removal of key words from the definitions of gypsies and travellers. An external consultant was reviewing the changes and further detail would be provided at the next meeting of the Advisory Board.

RECOMMENDED: That

- (1) the content of the report be noted; and
- (2) Policy CP17, as adopted in the Tonbridge and Malling Local Development Framework Core Strategy (September 2007) be reinstated.

MATTERS FOR CONSIDERATION IN PRIVATE

PE 15/17 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.50 pm