

TONBRIDGE AND MALLING BOROUGH COUNCIL

PLANNING AND TRANSPORTATION ADVISORY BOARD

Tuesday, 5th December, 2017

Present: Cllr D A S Davis (Chairman), Cllr M A C Balfour, Cllr P F Bolt, Cllr V M C Branson, Cllr M O Davis, Cllr B T M Elks, Cllr D Keers, 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, O C Baldock, R P Betts, M A Coffin, D J Cure, N J Heslop, Mrs S L Luck, B J Luker, M R Rhodes, H S Rogers and T B Shaw were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors T Edmondston-Low (Vice-Chairman), Mrs S M Barker, Mrs F A Kemp and M Parry-Waller

PE 17/15 DECLARATIONS OF INTEREST

Councillor M Davis declared an Other Significant Interest in items on the agenda relating to the Local Plan on the grounds of his status as a partner of Warners Solicitors. In accordance with the dispensation granted at Minute GP 16/19 (meeting of 20 October 2016), he remained in the meeting and addressed the Advisory Board but took no further part in the discussion or voting.

In the interests of transparency Councillor M Balfour indicated that he was the Cabinet Member for Planning, Highways, Transport and Waste at Kent County Council.

PE 17/16 MINUTES

RESOLVED: That the notes of the meeting of the Planning and Transportation Advisory Board held on 25 July 2017 be approved as a correct record and signed by the Chairman.

MATTERS FOR RECOMMENDATION TO THE CABINET

PE 17/17 PRE-APPLICATION PLANNING ADVICE CHARGING REGIME AND BUILDING CONTROL APPLICATION FEES

Consideration was given to the report of the Director of Planning, Housing and Environmental Health regarding proposed changes to the Pre-application Planning Advice Charging Regime and an overall approach to Building Control Fees. It was noted that detailed monitoring between 1 April and 1 November 2017 indicated that no changes to the Pre-application Protocol were necessary but the fees should be adjusted

in order to recover costs of providing advice, as set out at Annex 1 to the report.

Reference was made to the partnership arrangement with Sevenoaks District Council for provision of building control services, overseen by a Management Board, and to an approach aiming at a fee increase of approximately 3% across the range of application types. Since further detailed work was required to set the precise fee scales, it was suggested that the Director of Planning, Housing and Environmental Health be authorised to agree them within the overall context in liaison with Sevenoaks through the Management Board.

RECOMMENDED: That

- (1) the updated pre-application charging regime for planning, set out at Annex 1 to the report, be approved; and
- (2) the Director of Planning, Housing and Environmental Health be given delegated authority to set the detailed building control application fee scales within a general guide of a 3% increase.

***Referred to Cabinet**

**PE 17/18 PLANNING FOR THE RIGHT HOMES IN THE RIGHT PLACES -
CONSULTATION RESPONSE**

Decision Notice D170077MEM

The report of the Director of Planning, Housing and Environmental Health sought endorsement of a response to a Department for Communities and Local Government (DCLG) consultation which had been submitted by the 9 November deadline. Details were given of the 19 questions on which views had been invited together with the full response to each.

The proposals raised a number of concerns, particularly in relation to the approach to calculating housing needs and questions were raised regarding the sustainability of the targets, delivery of affordability and consistency of approach across the country. It was noted that the consultation introduced delay and uncertainty to the Local Plan process. In view of the importance and high profile of this subject, the response to the consultation had been sent to all Members and a presentation made to the recent meeting of the Parish Partnership Panel. It was requested that an attempt be made to quantify the additional work involved in re-examining the evidence base as a result of the proposals for transmission to the DCLG.

RECOMMENDED: That the comments set out at Annex 1 to the report be endorsed as the Council's formal response to the consultation together with a quantification of the additional work involved.

PE 17/19 LOCAL PLAN: DUTY TO CO-OPERATE

Decision Notice D170078MEM

The report of the Director of Planning, Housing and Environmental Health sought endorsement of a response to a recent Sevenoaks District Council Local Plan consultation required by Regulation 18 of the Town and Country Planning Regulations. Reference was made to the different approaches to addressing unmet housing need in terms of releases of Green Belt land, together with implications of the Government's proposals on standardised methodology. An update was also given on other matters relating to the Duty to Co-operate including the introduction of Statements of Common Ground.

RECOMMENDED: That the contents of the report be noted and the response set out at Annex 1 thereto be endorsed.

MATTERS SUBMITTED FOR INFORMATION

PE 17/20 LOCAL PLAN STATUS AND UPDATE

The report of the Director of Planning, Housing and Environmental Health provided an update on the Local Plan process and the implications for the timetable and five year housing land supply of the Government consultation "Planning for the Right Homes in the Right Places". Reference was made to the concerns expressed regarding incorporation of the Government's proposed new housing need figures into the Local Plan (Minute PE 17/18) and the implications for updating the evidence base and managing the resulting uncertainty. It was anticipated that a revised timetable would be presented to the Advisory Board in January 2018 depending on the conclusion of the consultation being announced.

Members expressed frustration at the delay and uncertainty created by the consultation, particularly as the Council was making good progress in preparation of the Local Plan. It was noted that the standardised methodology would result in an undeliverable level of housing in both of the housing market areas in the Borough and discussions would be held with neighbouring authorities to address unmet need. Some work with the Planning Advisory Service involving the Council and Sevenoaks and Tunbridge Wells Councils becoming a Statement of Common Ground "pilot" was seen as helpful in drawing out these issues. Attention was also drawn to the implications of the London Plan.

PE 17/21 MEDWAY FLOOD MANAGEMENT PARTNERSHIP

The report outlined the direction of the Medway Flood Action Plan launched by the Medway Flood Partnership on 1 December 2017. The

Plan addressed flood risk in the Medway catchment, focusing on three work streams led by partner organisations in respect of capital investment and maintenance, community resilience and natural flood management.

The Advisory Board was updated on the timescale of the project to increase the capacity of the Leigh Flood Storage Area, due for completion in 2023. Members considered that it would be useful for representatives of the Environment Agency and Internal Drainage Boards to attend a future meeting.

PE 17/22 EXCLUSION OF PRESS AND PUBLIC

There were no matters considered in private.

The meeting ended at 8.45 pm