

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**PLANNING AND TRANSPORTATION ADVISORY BOARD**

**Tuesday, 24th July, 2018**

**Present:** Cllr D A S Davis (Chairman), Cllr J L Botten (Vice-Chairman), Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr P F Bolt, Cllr M O Davis, Cllr D Keers, Cllr Mrs F A Kemp, Cllr M Parry-Waller, Cllr S C Perry, Cllr R V Roud, Cllr A K Sullivan and Cllr M Taylor

Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr R P Betts, Cllr T Bishop, Cllr M A Coffin, Cllr D J Cure, Cllr Mrs T Dean, Cllr B T M Elks, Cllr N J Heslop, Cllr D Lettington, Cllr B J Luker, Cllr D Markham, Cllr P J Montague, Cllr Mrs A S Oakley, Cllr M R Rhodes, Cllr H S Rogers and Cllr T C Walker were also present pursuant to Council Procedure Rule No 15.12.

Apologies for absence were received from Councillors V M C Branson and R D Lancaster

**PE 18/11 DECLARATIONS OF INTEREST**

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

**PE 18/12 MINUTES**

**RESOLVED:** That the notes of the meeting of the Planning and Transportation Advisory Board held on 5 June 2018 be approved as a correct record and signed by the Chairman.

**PE 18/13 LOCAL PLAN**

The Director of Planning, Housing and Environmental Health provided an update on the progress made towards preparing the Local Plan and in particular the report provided responses to matters raised at the previous Advisory Board meeting. A recommendation to Cabinet and Council to approve the Local Plan for public consultation and its submission to the Secretary of State was also proposed.

In addition, reference was made to the revised National Planning Policy Framework (NPPF) published earlier in the day (Tuesday 24 July). Whilst there had been insufficient time in advance of the Advisory Board meeting for officers to understand the full detail it was confirmed that the transitional arrangements, previously outlined, remained in place.

Consequently the target date for submitting the Local Plan to the Secretary of State was now 24 January 2019, if the Borough Council wished to have the Plan examined against the previous NPPF and in particular to avoid the new standardised approach to housing assessment.

A number of representations regarding the Local Plan had been received from residents and community groups in advance of the public consultation which would commence, in accordance with Regulation 19, once the Plan was approved by Council. This was expected to be in September 2018 and would give local residents and other parties the opportunity to comment on the proposals. These comments/representations would be submitted to the Secretary of State with the Local Plan and would ultimately be considered by an appointed Planning Inspector.

The report explained how the issues raised at the Advisory Board meeting on 5 June in respect of the Local Plan had been taken into account in the revised draft (attached as Appendix 1 to the report). It also highlighted any other changes that had been made in the light of new evidence and provided an update on the status of the Local Plan evidence base.

Careful consideration was given to the concerns raised previously, set out in detail at 1.2 of the report and it was noted that Kent Highways were bringing forward a number of junction improvements along the A20 corridor to alleviate existing issues and increase capacity for the future. Significant improvements to the Quarry Wood junction and Coldharbour roundabout were being brought forward as part of the Maidstone Integrated Transport Strategy.

After further investigation regarding the delivery of the relief road within the proposed allocation at Borough Green, Policy LP29 had been amended to replace the original criterion 4 with two new criteria 4 and 5. Concern was expressed that the proposed amendment to Policy LP29 would not improve traffic movement or air quality and it was felt that greater importance should be given to the relief road. It was suggested that Policy LP29 should revert back to its earlier criteria and further consideration be given to the delivery of the relief road.

Members participated in detailed discussions on a number of issues with particular reference made to the major sites at Bushey Wood, South Aylesford, Kings Hill (Broadwater Farm), Borough Green and South West Tonbridge. The main concerns raised by Members included:

- The perceived disproportionate allocation of housing between areas of the Borough as a whole and notably at Borough Green and in Aylesford;

- The inability of the road network to cope with current traffic movements and to cater for increased pressure from additional development. Further mitigation options continued to be explored with relevant parties;
- The uncertainty around the delivery of infrastructure and it was noted that the Infrastructure Delivery Strategy would provide more detail on how these requirements could be met. It was hoped that this would be available in the near future;
- Car parking and parking standards. Members welcomed the improved flexibility around achieving the most appropriate car parking provision by taking account of local circumstances including the layout of the development, the mix of dwellings, the character of the local area and access to public transport, as set out in LP42: Parking Standards;
- The Duty to Co-operate and concerns about Tonbridge and Malling being asked to take on neighbouring authorities housing allocation. In response to this concern, the Director of Planning, Housing and Environmental Health assured Members that no such approach had been received;
- The approach to contaminated land in respect of development should exceed the criteria set out in the Local Plan;
- Concern around the vehicular access to the proposed allocation at Broadwater Farm;
- Further clarity being provided about the phasing of the proposed access via Bellingham Way, New Hythe Lane in association with the Aylesford Newsprint site;
- Members welcomed the allocation of the Aylesford News Print site solely for employment use but expressed concern about intensification of distribution centres impacting on increased traffic and parking. In response, Members were advised that intensification and diversification of businesses on this site could be managed via the planning application process; and
- Members and local residents welcomed the proposed extension of the Green Belt between Kings Hill, West Malling and East Malling.

A number of other issues were raised by Members which were noted by officers and included concerns regarding the proposals for East Malling Research Station and queries on how representations received as part of the Regulation 19 consultation would be handled. With regard to the latter point, the Director of Planning, Housing and Environmental Health

indicated that the Borough Council had a responsibility to make all representations made at that stage available and options on how this could be achieved were being explored. Other points raised would be considered in reporting to Cabinet.

Finally, Members were reminded that the Local Plan was a strategic document and would be a valuable tool in supporting and guiding development management throughout the Borough. It was also reiterated that the risk of failing to submit a Local Plan within the transitional period set out by the Government in the new draft National Planning Policy Framework would result in significant risks associated with having to address a substantially higher housing provision. It would also cause significant further delays, which would place the Borough Council in a far more vulnerable position in terms of land supply in responding to planning applications and facing planning appeals.

**RECOMMENDED:** That the



- (1) content of the report be noted; and
- (2) revised draft of the Local Plan (at Appendix 1 to the report) be recommended to Cabinet for its consideration, subject to any further clarification and updates from Officers as required in the interim (as summarised above).

**\*Referred to Cabinet**

**PE 18/14 EXCLUSION OF PRESS AND PUBLIC**

There were no matters considered in private.

The meeting ended at 10.00 pm