

**TONBRIDGE AND MALLING BOROUGH COUNCIL**  
**PLANNING AND TRANSPORTATION ADVISORY BOARD**

**MINUTES**

**Tuesday, 1st March, 2022**

**Present:** Cllr J L Botten (Chairman), Cllr D J Cooper (Vice-Chairman), Cllr T Bishop, Cllr C Brown, Cllr R W Dalton, Cllr D A S Davis, Cllr M O Davis, Cllr M A J Hood, Cllr S A Hudson, Cllr A Kennedy, Cllr D W King, Cllr R V Roud, Cllr M Taylor and Cllr D Thornevell

Councillor B Luker was also present in the Council Chamber pursuant to Council Procedure Rule No 15.21.

Councillors Mrs J A Anderson, Mrs P A Bates, R P Betts, M D Boughton, V M C Branson, A E Clark, M A Coffin, D Harman, F A Hoskins, D Keers, P J Montague, Mrs A S Oakley, M R Rhodes, J L Sergison, N G Stapleton, K B Tanner and Mrs M Tatton participated via MS Teams and joined the discussion when invited to do so in accordance with Council Procedure Rule No 15.21.

An apology for absence was received from Councillor M C Base (substituted by Cllr C Brown).

**PE 22/1      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. He noted however that he was entitled to remain in the meeting in accordance with the dispensation granted to him under section 33 of the Localism Act 2011 at Minute GP 19/13 (General Purposes Committee of 19 June 2019).

**PE 22/2      MINUTES**

**RESOLVED:** That the notes of the meeting of the Planning and Transportation Advisory Board held on 10 November 2021 be approved as a correct record and signed by the Chairman.

**MATTERS FOR RECOMMENDATION TO THE CABINET**

**PE 22/3      LOCAL PLAN UPDATE**

The report of the Director of Planning, Housing and Environmental Health provided an update on progress made in preparing a revised Plan following the decision made at Council in July 2021 to withdraw the Local Plan submitted to the Secretary of State on 23 January 2021. The report set out the proposed approach to engaging with Members over

the coming months and sought approval for a revised Local Development Scheme as set out at Annex 2 to the report, setting out the key milestones to adoption. An explanatory note that provided an overview of the methodology used for assessing the development suitability and accessibility of sites within the Borough was set out at Annex 1 to the report.

Councillor Taylor requested that his vote against the recommendation to agree the Local Development Scheme appended at Annex 2 be recorded.

**RECOMMENDED:** That

- (1) the contents of the report be noted; and
- (2) the Local Development Scheme appended at Annex 2 be agreed.

**\*Referred to Cabinet**

**PE 22/4      INFRASTRUCTURE DELIVERY PLAN INCLUDING ACTIVE  
TRAVEL STRATEGY UPDATE**

(Decision Notice D220030MEM)

The report of the Director of Planning, Housing and Environmental Health provided an update on the Borough Council's Infrastructure Delivery Plan and Active Travel Strategy. The Plan was regularly updated to reflect the Council's progressing Local Plan and the revised business, service and delivery plans of infrastructure and service providers. Consideration was given to a consultation document that outlined the proposals and the full draft Strategy would be informed by the feedback received and presented for Member consideration to adopt/endorse by the Local Authority and Kent County Council through relevant committees later in 2022.

**RECOMMENDED:** That

- (1) the adoption of the Infrastructure Delivery Plan for development management and economic regeneration purposes be approved;
- (2) the Active Travel (cycle routes) consultation exercise be approved; and
- (3) the consultation would inform the production of an Active Travel Strategy and would be reported to Members later in 2022.

**PE 22/5 DEVELOPMENT MANAGEMENT PROTOCOLS**

The report of the Director of Planning, Housing and Environmental Health sought Member endorsement for protocols relating to Member briefings on called in applications and officer site visits. It also made recommendations to amend arrangements for public speaking at Planning Committee.

Consideration was given to the proposed protocol for applications subject to Member call-in which would ensure that Members were briefed before an application reached the relevant planning committee to establish whether there were any key issues that required resolution; and to the proposed protocol for officer site visits which set out those occasions when a site visit would be undertaken and the considerations when making an assessment. Members were asked to consider a change to the arrangements to limit public speaking and were provided information on the provisions of neighbouring authorities.

**RECOMMENDED:** That

- (1) the protocols at Annexes 1 and 2 be adopted for Development Management purposes, subject to the addition of the provision to allow a ward member in an adjacent ward to that which the application site falls to be able to require that the application be determined by the relevant Area Planning Committee in line with the provisions set out in the protocol at Annex 1, with final approval for any changes required to the documents before publication, or any minor changes required to keep the protocols up to date with legislation, be delegated to the Director for Planning, Housing and Environmental Health in consultation with the Cabinet Member for Strategic Planning and Infrastructure; and
- (2) a report on arrangements for public speaking be presented to a future meeting of the Planning and Transportation Advisory Board for further consideration.

**\*Referred to Cabinet**

**MATTERS SUBMITTED FOR INFORMATION**

**PE 22/6 HOUSING DELIVERY TEST 2021 MEASUREMENT - UPDATE**

The report of the Director of Planning, Housing and Environmental Health provided an update on the Government's Housing Delivery Test (HDT) measurement for 2021 and set out what the implications were for planning in terms of plan-making and decision-taking.

**PE 22/7 PLANNING APPEALS**

The item was deferred pending the availability of up to date planning appeal statistics.

**MATTERS FOR CONSIDERATION IN PRIVATE**

**PE 22/8 EXCLUSION OF PRESS AND PUBLIC**

There were no matters considered in private.

The meeting ended at 10.44 pm