



MINUTES OF THE MEETING OF THE **PLANNING, TRANSPORT & ENVIRONMENT COMMITTEE** HELD ON **WEDNESDAY 26TH OCTOBER 2020** AT 19:30. THIS MEETING WAS HELD VIA VIDEO CONFERENCE CALL DUE TO THE COVID:19.

Present: Cllr S Barker, Cllr M Colman, Cllr A Petty, Cllr N Sherlaw

Apologies: Cllr C Bridger

Absent: Cllr D Waller

Also in attendance: Mrs G Jackson (Deputy Clerk), Cllr N Redding

PTE20/223. In the absence of the chairman a vote was taken and it was **RESOLVED** that Cllr Petty would proceed as chairman.

PTE20/224. To receive and accept Apologies for Absence
Apologies were received from Cllr Bridger with reasons for absence. It was **RESOLVED** that the apologies be accepted.

PTE20/225. No reason for absence was received from Cllr Waller.

PTE20/226. To receive Declarations of Interest & Lobbying
There were none.

PTE20/227. To consider a response to the Government consultation "Planning for the Future".
It was **RESOLVED** to complete the consultation in relation to Planning for the Future. Each question and answer is set out below. **Deputy Clerk**

PTE20/228. What three words do you associate most with the planning system in England?
It was **RESOLVED** to answer "unfit for purpose" to this question.

PTE20/229. Do you get involved with planning decisions in your local area?
It was **RESOLVED** to answer yes to this question.

PTE20/230. Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future?
It was **RESOLVED** to respond as follows:

All methods of communication are necessary some people find out by post others are registered to receive emails, and parish residents may get involved through other ways, including social media, posted notices, newspaper and parish newsletters.

PTE20/231. What are your top three priorities for planning in your local area?
It was **RESOLVED** to answer the questions with the following priorities.
1. Protection of the green spaces.

2. Environment, biodiversity and action on climate change.
3. Building for young person and the homeless.
4. More or better infrastructure

- PTE20/232.** Do you agree that Local Plans should be simplified in line with our proposals?
It was **RESOLVED** answer "yes but not to the detriment of the area overbuilding" to this question.
- PTE20/233.** Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally?
It was **RESOLVED** to respond "yes it is a very elongated process and simplifying would help".
- PTE20/234.** (a) Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of "sustainable development", which would include consideration of environmental impact? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer "yes we believe this is a better process for all concerned by consolidating the sustainable development" to this question.
- PTE20/235.** (b). How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?
It was **RESOLVED** to respond "better communication across all neighbouring districts" to this question.
- PTE20/236.** (a) Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer "no the local councils have to have an input as they have expertise their area" to the question.
- PTE20/237.** (b). Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer no to this question.
- PTE20/238.** (a). Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to respond no to this answer as it shortens local consultation.
- PTE20/239.** (b). Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to respond no to this answer as it shortens local consultation.
- PTE20/240.** (c). Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer no to this question as it must be a route to circumvent local knowledge and democratic involvement.

- PTE20/241.** Do you agree with our proposals to make decision-making faster and more certain?
 [Yes / No / Not sure. Please provide supporting statement.]
 It was **RESOLVED** to answer no to this question as there must be time for extensions and consultation on larger applications.
- PTE20/242.** Do you agree with our proposals for accessible, web-based Local Plans?
 [Yes / No / Not sure. Please provide supporting statement.]
 It was **RESOLVED** to answer no to this question because of the poor state of broad band accessibility in the rural areas of Kent it is not possible to support a transfer to web local plans.
- PTE20/243.** Do you agree with our proposals for a 30 month statutory timescale for the production of Local Plans? [Yes / No / Not sure. Please provide supporting statement.]
 It was **RESOLVED** to agree with the 30 month statutory timescale as it would focus the mind and stop plans from drifting.
- PTE20/244.** (a) Do you agree that Neighbourhood Plans should be retained in the reformed planning system? [Yes / No / Not sure. Please provide supporting statement.]
 It was **RESOLVED** to answer yes to this question because neighbourhood plans are an important means of community input.
- PTE20/245.** (b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?
 It was **RESOLVED** to answer "not sure" to this question.
- PTE20/246.** Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support? [Yes / No / Not sure. Please provide supporting statement.]
 It was **RESOLVED** to answer yes there should be greater emphasis on build out.
- PTE20/247.** What do you think about the design of new development that has happened recently in your area? [Not sure or indifferent / Beautiful and/or well-designed / Ugly and/or poorly-designed / There hasn't been any / Other – please specify]
 It was **RESOLVED** to answer this question with the following statement:-

 Kings Hill has some ugly and poor designs and the council is not happy with the quality of the builds. For example the original designs of 1800 house on Kings Hill were by small builders with good designs but since 2007 the small builders disappeared into larger plc's and the designs are unimpressive.
- PTE20/248.** Sustainability is at the heart of our proposals. What is your priority for sustainability in your area? [Less reliance on cars / More green and open spaces / Energy efficiency of new buildings / More trees / Other – please specify]
 It was **RESOLVED** to answer this question with the following statement:-

 A key part of building sustainability is to ensure that growth in houses is matched by growth in facilities, infrastructure, public transport, retail and employment and green spaces.

- PTE20/249.** Do you agree with our proposals for improving the production and use of design guides and codes? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer yes to this question.
- PTE20/250.** Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer yes to this question.
- PTE20/251.** Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer “yes this will help to have a better attractive house to live in thus making stronger communities” to this question.
- PTE20/252.** Do you agree with our proposals for implementing a fast-track for beauty? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer no to this question.
- PTE20/253.** When new development happens in your area, what is your priority for what comes with it? [More affordable housing / More or better infrastructure (such as transport, schools, health provision) / Design of new buildings / More shops and/or employment space / Green space/ Don't know / Other – please specify]
It was **RESOLVED** to answer “all of the above must happen in our local area” to this question.
- PTE20/254.** (a) Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer yes to this question.
- PTE20/255.** (b) Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally? [Nationally at a single rate / Nationally at an area-specific rate / Locally]
It was **RESOLVED** to answer that the infrastructure levy should be set locally.
- PTE20/256.** (c) Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities? [Same amount overall / More value / Less value / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer “the infrastructure levy should capture more value to support a better infrastructure system” to this question.
- PTE20/257.** (d) Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area? [Yes / No / Not sure. Please provide supporting statement.]
It was **RESOLVED** to answer no to this question.
- PTE20/258.** Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights? [Yes / No / Not sure. Please provide supporting statement.]

It was **RESOLVED** to answer this question with the following statement:-

Yes as permitted development rights will create the need for school places, surgeries etc and therefore it is essential that the infrastructure levy is collected from these.

PTE20/259. (a). Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present? [Yes / No / Not sure. Please provide supporting statement.]

It was **RESOLVED** to answer "yes at least the same amount of affordable housing" to this question.

PTE20/260. (b). Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a 'right to purchase' at discounted rates for local authorities? [Yes / No / Not sure. Please provide supporting statement.]

It was **RESOLVED** to answer no to this question.

PTE20/261. (c). If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk? [Yes / No / Not sure. Please provide supporting statement.]

It was **RESOLVED** to answer no to this question.

PTE20/262. (d). If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality? [Yes / No / Not sure. Please provide supporting statement.]

It was **RESOLVED** to answer no to this question.

PTE20/263. Should local authorities have fewer restrictions over how they spend the Infrastructure Levy? [Yes / No / Not sure. Please provide supporting statement.]

It was **RESOLVED** to answer no to this question.

PTE20/264. (a) If yes, should an affordable housing 'ring-fence' be developed? [Yes / No / Not sure. Please provide supporting statement.]

It was **RESOLVED** that this question was not applicable.

PTE20/265. Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

It was **RESOLVED** to answer "no comment" to this question.

PTE20/266. **To consider a response to the Government consultation "Transparency and Competition (Land Control)".**

It was **RESOLVED** not to comment on this consultation.

The meeting was closed at 21.47

Signed.....

Date.....