
LOCAL PLAN PANEL

MINUTES of the Meeting held in the Council Chamber - Swale House, East Street, Sittingbourne, Kent ME10 3HT on Wednesday, 25 April 2018 from 7.00pm - 7.55 pm.

PRESENT: Councillors Mike Baldock, Monique Bonney, Alan Horton (substitute for Councillor Gerry Lewin), James Hunt, Nigel Kay (substitute for Councillor Andy Booth), Peter Marchington, Bryan Mulhern (Vice-Chairman-in-the-chair) and David Simmons.

OFFICERS PRESENT: James Freeman, Gill Harris, Ross McCardle, Jo Millard, and Aaron Wilkinson.

ALSO IN ATTENDANCE: Councillors Cameron Beart and Nicholas Hampshire.

APOLOGIES: Councillors Andy Booth and Gerry Lewin.

628 FIRE EVACUATION PROCEDURE

The Chairman drew attention to the emergency evacuation procedure.

629 MINUTES

The Spatial Planning Manager drew attention to paragraph 6 of Minute No. 591 and advised that, due to IT and General Data Protection Regulations, respondents' names and addresses could not be requested in the questionnaire. In the debate that followed, Councillors Baldock and Bonney asked that their disappointment that responses to the questionnaire would remain anonymous be recorded, and requested that the issue be considered again.

Councillor Monique Bonney proposed the following motion:

"That the consultation be deferred until further advice is sought from Central Government on the inclusion of names and addresses." This was seconded by Councillor Mike Baldock. On being put to the vote, the motion was lost.

Members agreed that the Minutes of the Meeting held on 28 March 2018 (Minute Nos. 587 – 594) be taken as read, approved and signed by the Chairman as a correct record.

630 DECLARATIONS OF INTEREST

No interests were declared.

631 BUILDING FOR LIFE 12

The Senior Planner introduced the report which sought Members' agreement to use the Building for Life 12 (BfL 12) technical document when assessing major planning

applications for development consisting of more than ten dwellings, for a 12 month trial before being reviewed. He drew attention that recommendation (1) should be amended to ten dwellings, not twenty.

A Member agreed that the document should be adopted as soon as possible but suggested that new Swale Parking Standards should be brought forward urgently. The Head of Planning Services advised that some preliminary work had been undertaken and that work on it was a priority. He added that the production of a Supplementary Planning Document (SPD) could take up to 18 months including a consultation. Early commencement of the work would use the services of a consultant.

Councillor Monique Bonney proposed an additional recommendation:

“That Swale Parking Standards be adopted as a priority.”

The proposal was seconded by Councillor Mike Baldock.

In the debate that followed, a Member questioned why consultants were necessary and suggested looking at other Councils that had implemented their own parking standards. A Member had concerns over timescales of implementing new Parking Standards.

On being put to the vote the proposal was lost.

Members requested further debate on Parking Standards and the Chairman suggested the item could be discussed at the next Local Plan Panel meeting.

In response to questions from Members, the Head of Planning Services clarified the benefits of introducing Swale Parking Standards and highlighted the extra resource required to carry out the work.

A Member noted that if the 12 month BfL 12 trial period was not successful it would take a further 12 to 18 months to adopt it as an SPD. Councillor Monique Bonney proposed that Officers report back to the Local Plan Panel 6 months after the BfL12 was implemented to discuss whether the process of an SPD was required to adopt that formally. This was seconded by Councillor David Simmons.

The lack of environmental and quality of life objectives in the BfL12 document was raised. In response, the Senior Planner advised that the document was a master planning tool and should be used in addition to existing guidance and legislation, and referred to pages 11 to 12 of the report which included some of the issues raised.

The original recommendations were put to the vote and agreed, with the amendment that a progress report be presented to the Panel in 6 months.

Recommended:

(1) That 'Building for Life 12' be adopted as a technical document for assessing major planning applications for development consisting of more than ten dwellings.

(2) That the use of 'Building for 12' as an assessment tool be trialled for twelve months and reviewed after 6 months.

632 SWALE BROWNFIELD LAND REGISTER

The Planner introduced the report which detailed the criteria and results of the Brownfield Land Register which had now been published. He advised that there were currently 15 sites on the register, as attached as Appendix I to the report and highlighted the different criteria in Parts 1 and 2 of the Register.

The Spatial Planning Manager clarified that Part 1 of the Register did not require Member approval prior to being published and entries on the register were made in accordance with the Ministry of Housing Communities, and Local Government 's criteria set out in the report. She added that any site being entered on a Part 2 Register did have planning permission in principle and would have needed Member consultation. The Spatial Manager said that no sites in Swale were considered suitable for permission in principle at this stage, but if any did occur the Register could be updated and included in Part 2 if appropriate.

In response to questions from a Member on whether the information on West Street, Queenborough (page 33) and Land West of Rushenden Road, Queenborough (page 34) was up to date, the Planner agreed to check and respond after the meeting.

A Member raised concern about the criteria of Part 1 of the Register but acknowledged the positive step forward.

There was a discussion on the sites put forward that were not on the Register to be made available as well as including sites where planning permission had been granted but not yet implemented.

The Head of Planning Services asked Members to suggest sites to include on the Register and agreed that a list of rejected sites would be circulated to Members.

Recommended:

(1) That the Panel notes that a Brownfield Land Register for Swale be published on the Council's website, either by the date of the meeting or shortly thereafter, in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017.

Chairman

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All Minutes are draft until agreed at the next meeting of the Committee/Panel