

## **Civic Development Planning Framework Supplementary Planning Document**

<b>Final Decision-Maker</b>	Full Council
<b>Portfolio Holder(s)</b>	Councillor Alan McDermott – Portfolio Holder for Planning and Transportation
<b>Lead Director</b>	Lee Colyer – Director of Finance, Policy and Development
<b>Head of Service</b>	Karen Fossett – Head of Planning
<b>Lead Officer/Author</b>	Kelvin Hinton – Planning Policy Manager
<b>Classification</b>	Non-exempt
<b>Wards affected</b>	Park

**This report makes the following recommendations to the final decision-maker:**

1. That the consultation responses received in respect of the draft Planning Framework SPD be noted and published;
2. That the draft Planning Framework SPD be further updated by the revisions set out in Appendix A; and
3. That the revised draft Planning Framework SPD be approved and adopted to inform decision making, as a material planning consideration, in regard to planning applications.

**This report relates to the following Five Year Plan Key Objectives:**

- A Prosperous Borough
- A Green Borough
- A Confident Borough

The Planning Framework SPD seeks to supplement the policy and guidance provided by current Development Plan documents in regarding to specific areas and sites within the Tunbridge Wells Town Centre with the objective of achieving sustainable development which accords with the Borough Council's key corporate objectives.

<b>Timetable</b>	
<b><i>Meeting</i></b>	<b><i>Date</i></b>
Discussion with Portfolio Holder	19 December 2017
Planning Policy Working Group	19 December 2017
Management Board	28 December 2017
Cabinet Advisory Board	8 January 2018
Cabinet	1 February 2018
Full Council	21 February 2018

# Civic Development Planning Framework Supplementary Planning Document

## 1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The draft Planning Framework SPD (see copy at Appendix B) has been prepared on the basis that there is a need to supplement the policy and guidance provided by the current Development Plan documents in regard to specific areas and sites within the Tunbridge Wells town centre, namely Crescent Road / Church Road, Mount Pleasant Car Park and Great Hall Car Park.
  - 1.2 The Framework document currently approved by the Council in its original form has the status of non-statutory planning guidance and once adopted as an SPD would be a material consideration in the determination of any future planning applications.
  - 1.3 Following the completion of public consultation on the draft SPD and the drafting of subsequent revisions to respond to relevant representations received, this report recommends approval of the Planning Framework SPD and its adoption.
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## 2. INTRODUCTION AND BACKGROUND

- 2.1 As stated above, the draft Planning Framework has been prepared on the basis that there is a need to supplement existing policy and guidance provided by current Development Plan documents in regard to specific sites at Crescent Road / Church Road, Mount Pleasant Car Park and Great Hall Car Park.
- 2.2 It is intended that the Framework has the following functions:
  - Provide up to date site-specific planning guidance for each site;
  - Provide the local community with the opportunity to influence development through the associated consultation process;
  - Ensure a comprehensive approach is taken; and
  - Assist in the determination of planning applications.
- 2.3 The scope of the Framework includes the following:
  - Introduction to the study area and the planning policy context
  - Vision, Objectives, Key Design Principles, Land Use, and Site-specific Principles for the following key sites:
    - Existing Town Hall and Assembly Hall
    - Cultural and Learning Hub
    - 9-10 Calverley Terrace
    - Police Station and Magistrates' Court

- Crescent Road
- Proposed New Town Hall and Car Park
- Proposed New Theatre

- 2.4 The preparation of the original draft Framework was informed by stakeholder engagement and the draft document was the subject of a 6-week public consultation, including exhibition, before subsequently being approved with revisions.
- 2.5 This updated original Framework document was then subject to a further 6-week period of public consultation as a draft Supplementary Planning Document. Those representations relating to the Framework SPD document itself have been considered and have led to additional revisions being made to the draft document. The consultation outcome and proposed revisions to the draft SPD document are now reported at Appendix A.
- 2.6 As will be seen, a significant number of the representations received have commented on the principle of development, the specific civic project being pursued by the Borough Council and the issues that arise from these. In response to these, and in considering the need for further revisions to the draft document, it is important to remember that the draft SPD does not seek to set out new land use and transportation policy, nor allocate new sites. Such matters are already dealt with by the adopted Development Plan, including site allocations and policies, and the Transport Strategy.
- 2.7 Furthermore, the draft SPD does not seek to set out detailed requirements for specific development projects or assess proposals that may be currently under design. The intention of the document is set out at paragraph 2.2 above. The intention is that this additional guidance will help shape and influence future development proposals that come forward. Any planning applications that may be submitted for proposed development on any of the sites included in the SPD will be considered on merit and will need to demonstrate that the development proposed is sustainable and acceptable.

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### **3. AVAILABLE OPTIONS**

#### **3.1 Note the consultation responses but not progress the Planning Framework SPD.**

It is considered that the need and merits of preparing a framework SPD document to supplement existing policy and guidance and to guide future development proposals remain valid. Whilst a significant number of the responses received have commented on the principle of development, the specific projects being considered by the Borough Council and the issues that arise from these, few – if any – comments have dismissed the document as unnecessary. Revisions to the draft document have been made in response to those comments that relate to the document itself in terms of structure, form and detailed text.

3.2 Note the consultation responses and make further revisions to the draft document before progressing it to adoption.

It is considered that the recommended revisions made to the draft SPD document as a result of the consultation are appropriate and no further changes are necessary. A majority of the detailed representations received related not to the draft document itself but rather to the specific Civic Development proposals being pursued by the Borough Council. It is considered that the draft SPD document as revised achieves the right balance of providing suitable additional guidance and advice, to guide future development, in a concise, uncomplicated form.

3.3 Progress the draft Planning Framework SPD with the recommended further revisions to adoption.

There is no legal requirement to provide the additional guidance and advice set out in the draft Framework SPD but as already commented it is considered advantageous to produce such a document to guide future development proposals given the sensitivity of the town centre and the sites concerned. Revisions to the draft document have been made in response to those comments that relate to the document itself in terms of structure, form and detailed text. Consequently it is recommended that the draft Planning Framework SPD be approved for adoption as a material planning consideration for development management purposes.

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#### **4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS**

- 4.1 It is recommended for the reasons given at 3.3 above that the Planning Framework SPD as revised is progressed to adoption.

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#### **5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK**

- 5.1 The draft Planning Framework SPD was subject to six weeks public consultation between 30 October and 11 December.
- 5.2 37 responses were received from individuals, groups and organisations to the consultation on the draft SPD. A consultation response summary is set out at Appendix A.
- 5.3 Some further revisions to the draft Framework are considered to be merited and these are identified in the consultation summary appendix.
- 5.4 The Planning Policy Working Group (PPWG) was briefed on the draft Framework SPD at its meeting on 19 December and presented with the consultation summary report. Any further comments from PPWG members will be reported orally.

## RECOMMENDATION FROM CABINET ADVISORY BOARD

- 5.5 The Planning and Transportation Cabinet Advisory Board were consulted on this decision on 8 January 2018 and agreed the following recommendation:

That the recommendations set out in the report be supported.

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## 6. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 6.1 If agreed by the Cabinet the draft Framework SPD will be reported to Full Council for adoption to inform decision-making, as a material planning consideration, in regard to planning applications. The Framework will be published on the Council's website and its formal adoption will be confirmed to everyone who made representations.

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## 7. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
<b>Legal</b> including Human Rights Act	Part 2 of the Planning and Compulsory Purchase Act (PCPA) 2004 provides for the preparation of Local Development Documents (LDDs), including those which do not form part of the statutory development plan and are consequently described as Supplementary Planning Documents (SPDs). As a consequence of amendments to the PCPA 2004 made by Section 180 of the Planning Act 2008, SPDs do not need to be produced in accordance with the Council's Local Development Scheme (LDS) or to be accompanied by a Sustainability Appraisal.	Russell Fitzpatrick, Team Leader (Planning) MKLS 28.12.17
<b>Finance</b> and other resources	No additional costs arise from adopting the presented Framework SPD document. Existing budget provision and resources are in place to support further work to produce a Supplementary Planning Document.	Jane Fineman, Head of Finance and Procurement 28.12.17
<b>Staffing establishment</b>	No additional staffing implications. Existing staff and financial resources in place.	Kelvin Hinton, Planning Policy Manager 19.12.17
<b>Risk management</b>	Adoption of the presented SPD document will help guide future development proposals and reduce risk of unsustainable development being promoted contrary to the Council's adopted planning policies.	
<b>Environment and sustainability</b>	The presented Framework SPD will help guide future development proposals and reduce risk of unsustainable development	

	being promoted contrary to the Council's adopted planning policies.	
<b>Community safety</b>	There are no community safety issues or effects in respect of crime and disorder.	
<b>Health and Safety</b>	There are no health and safety issues.	
<b>Health and wellbeing</b>	There are no health and well-being issues.	
<b>Equalities</b>	There are no equality issues.	

## 8. REPORT APPENDICES

The following documents are to be published with and form part of the report:

- Appendix A: Public Consultation Response Summary and recommended further revisions to draft SPD.
- Appendix B: Draft Planning Framework SPD, the subject of the public consultation

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## 9. BACKGROUND PAPERS

- Tunbridge Wells Core Strategy 2010:  
[http://www.tunbridgewells.gov.uk/\\_data/assets/pdf\\_file/0009/138636/Core-Strategy-adopted-June-2010.compressed.pdf](http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0009/138636/Core-Strategy-adopted-June-2010.compressed.pdf)
- Site Allocations Local Plan 2016:  
[http://www.tunbridgewells.gov.uk/\\_data/assets/pdf\\_file/0016/130066/01\\_Site-Allocations-Local-Plan\\_July-2016.pdf](http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0016/130066/01_Site-Allocations-Local-Plan_July-2016.pdf)