

Is the final decision on the recommendations in this report to be made at this meeting?

**Yes**

## **Civic Development Planning Framework**

<b>Final Decision-Maker</b>	Full Council
<b>Portfolio Holder(s)</b>	Councillor Alan McDermott – Planning and Transportation Portfolio Holder
<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 be noted;
2. That the revised draft Planning Framework be adopted to inform decision making, as a material planning consideration, in regard to planning applications; and
3. That the draft Planning Framework be further updated by the inclusion of content in regard to delivery and be subject to further public consultation as a draft Supplementary Planning Document.

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

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

The Planning Framework seeks to supplement the policy and guidance provided by current Development Plan documents in regard 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>
Management Board	21 June 2017
Discussion with Portfolio Holder	4 July 2017
Planning Policy Working Group	4 July 2017
Planning & Transportation Cabinet Advisory Board	10 July 2017
Cabinet	3 August 2017
Full Council	27 September 2017

# Civic Development Planning Framework

## 1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The draft Planning Framework has been prepared on the basis that there is a need to supplement the policy and guidance provided by 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 would initially have the status of non-statutory planning guidance and once adopted would be a material consideration in the determination of any future planning applications.
  - 1.3 Following the completion of public consultation on the draft and subsequent revision to respond to the representations received, this report recommends approval of the Planning Framework and its adoption.
  - 1.4 This report also recommends that further revisions are made to the draft document and that it be subject to further public consultation as a draft Supplementary Planning Document with the intention of giving it a statutory status in due course.
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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
  - 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 draft Framework has been informed by stakeholder engagement and the draft document has been the subject of a six-week public consultation, including exhibition. A consultation summary – Appendix C – can be viewed via the following link:

<http://democracy.tunbridgewells.gov.uk/meetings/ecSDDisplay.aspx?NAME=SD974&ID=974&RPID=381123>

NB – It has not been attached as part of this agenda due to its large size. However, a copy is available to view for members of the public in the Gateway office and for councillors in the Members' Room.

2.5 Those representations relating to the Framework document itself have been considered and have led to revisions being made to the draft document. The consultation outcome and revised draft document are now reported with relevant recommendations to progress the Planning Framework.

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### **3. AVAILABLE OPTIONS**

3.1 Note the consultation responses but not progress the Planning Framework document.

It is considered that the need and merits of preparing a framework 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 revisions made to the draft document as a result of the consultation are appropriate and no further changes are necessary. A majority of the representations received related not to the draft document itself but rather to the specific development proposals consulted upon by the Borough Council at the same time. It is considered that the draft 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 attached at Appendix B to adoption.

There is no legal requirement to provide the additional guidance and advice set out in the Framework 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 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 as revised is progressed to adoption.
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## **5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK**

- 5.1 The draft Planning Framework was subject to six weeks of public consultation between 20 April and 1 June.
- 5.2 Over 100 people responded to the consultation on the draft Framework. A consultation response summary is set out at Appendix C (please see note above, under 2.4).
- 5.3 Some further revisions to the draft Framework were considered to be merited and these are identified in the changed version at Appendix A.
- 5.4 The Planning Policy Working Group will have considered the revised draft Framework at their meeting on 4 July and any comments will be reported.

### **RECOMMENDATION FROM CABINET ADVISORY BOARD**

- 5.5 The Planning and Transportation Cabinet Advisory Board were consulted on this decision on 10 July 2017 and agreed the following recommendation:

That the recommendations in the report be supported.

### **RECOMMENDATION FROM CABINET**

- 5.6 The Cabinet considered the matter on 03 August 2017 and resolved as follows:
1. That the consultation responses received in respect of the draft Planning Framework be recommended to Full Council for noting;
  2. That the revised draft Planning Framework be recommended to Full Council for adoption to inform decision making, as a material planning consideration, in regard to planning applications; and

3. That the draft Planning Framework being further updated by the inclusion of content in regard to delivery and being subject to further public consultation as a draft Supplementary Planning Document be recommended to Full Council for agreement.

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

- 6.1 The Framework will be published on the Council's website and its formal adoption will be confirmed to everyone who made representations.
- 6.2 If Full Council agree recommendation 3 above the draft Framework document will be further revised as a draft Supplementary Planning Document and be subject to a further 6 week public consultation, the results of which will be further reported to Cabinet.

## 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 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 27.06.17
<b>Finance</b> and other resources	No additional costs arise from adopting the presented Framework document. Existing budget provision and resources in place to support further work to produce a Supplementary Planning Document.	Jane Fineman Head of Finance and Procurement 27.06.17
<b>Staffing establishment</b>	No additional staffing implications. Existing staff and financial resources in place.	Report Author
<b>Risk management</b>	Adoption of the presented Framework document will help guide future development proposals and reduce risk of unsustainable development being promoted contrary to the Council's adopted planning policies.	Report Author

<b>Environment and sustainability</b>	The presented Framework document will help guide future development proposals and reduce risk of unsustainable development being promoted contrary to the Council's adopted planning policies.	Report Author
<b>Community safety</b>	There are no community safety issues or effects in respect of crime and disorder.	Report Author
<b>Health and Safety</b>	There are no health and safety issues.	Report Author
<b>Health and wellbeing</b>	There are no health and well-being issues.	Report Author
<b>Equalities</b>	There are no equality issues.	Report Author

## 8. REPORT APPENDICES

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

- Appendix A: Final draft Planning Framework (Identified change version)
- Appendix B: Final draft Planning Framework (As revised)
- Appendix C: Public Consultation Response Summary (This document is 174 pages long and may be viewed online at: <http://democracy.tunbridgewells.gov.uk/meetings/ecSDDisplay.aspx?NAME=SD974&ID=974&RPID=381123>. Printed copies are available for members of the public in the Gateway office and for councillors in the Members' Room.

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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)