

## TANDRIDGE DISTRICT COUNCIL

### PLANNING POLICY COMMITTEE

Minutes and report to Council of the virtual meeting of the Committee held on the 23<sup>rd</sup> June 2020 at 7.30 p.m.

**PRESENT:** Councillors Jecks (Chairman), Duck (Vice-Chairman) Black, Bloore, Botten, Dennis, Elias, Farr, Jones, Lockwood, Swann and Vickers.

**APOLOGIES FOR ABSENCE:** Councillor Sayer.

**ALSO PRESENT:** Councillors Allen, Mills and N.White.

## 27. MINUTES

The minutes of the meeting held on the 22<sup>nd</sup> January 2020 were confirmed as a correct record.

### **COMMITTEE DECISIONS** (Under powers delegated to the Committee)

## 28. PLANNING POLICY COMMITTEE DELIVERY PLAN 2019/20 – QUARTER 3 PROGRESS REPORT

A report was submitted regarding progress against the Committee's Delivery Plan for the period 1<sup>st</sup> October to 31<sup>st</sup> December 2019.

**RESOLVED** – that performance against the agreed Planning Policy Committee Delivery Plan for the third quarter of 2019/20 be noted.

## 29. PLANNING POLICY COMMITTEE DELIVERY PLAN 2019/20 – QUARTER 4 PROGRESS REPORT

Members considered a report regarding progress against the Committee's Delivery Plan for the period 1<sup>st</sup> January to 31<sup>st</sup> March 2020.

Members were also informed about measures to recover the planning enforcement service and the fact that the pre-planning application advice service had been reinstated. It was acknowledged that, in the past, some planning conditions had been imposed which, in hindsight, had proven difficult to enforce. It was intended to address this issue as part of the future development management regime. The potential for more frequent and additional development management performance data to be shared with Members was also discussed.

**RESOLVED** – that performance against the agreed Planning Policy Committee Delivery Plan for the fourth quarter of 2019/20 be noted.

### 30. LOCAL PLAN UPDATE

A report was presented which updated the Committee on relevant Planning Policy matters. This confirmed that:

- The Planning Inspector was still considering the Council's Local Plan. The report intended for the 19th March 2020 Committee meeting (subsequently cancelled) had updated Members on the draft main modifications to the Plan arising from the hearing sessions. Officers had hoped to carry out an informal consultation with Members on those modifications, but the Inspector had since asked the Council to submit them to him. The most appropriate time for Members and other stakeholders to consider the main modifications would now be during the associated main modifications (Regulation 19) consultation phase.
- The modified Plan/policies would be subject to the statutory processes for ensuring an updated sustainability appraisal and habitats regulations assessment.
- The joint TDC / SCC bid to the Housing Infrastructure Fund (for mitigation measures to junction 6 of the M25 and the A22/A264 Felbridge junction) had not succeeded because the bid was not sufficiently progressed in comparison to other competing schemes. Officers would continue to pursue alternative funding opportunities.
- The Inspector's questions should not be presumed to cast doubt on the Local Plan and are part of the process necessary for the Inspector to assess the Plan. The Council should not delay progressing aspects of the Garden Community which do not incur additional resources, such as the governance arrangements and community engagement.
- The latest key dates regarding the preparation of neighbourhood plans were as per Appendix A. Early indications were that the Caterham, Chaldon & Whyteleafe Neighbourhood Plan would be able to proceed to a referendum, subject to any modifications that may be required. Issues concerning Dormansland Parish Council and delays affecting the Dormansland Neighbourhood Plan were discussed.

Attention was also drawn to the letter from the Planning Inspector to the Chief Executive received on the 22<sup>nd</sup> June 2020, although dated 14<sup>th</sup> June 2020, advocating a statement of common ground (regarding transport infrastructure requirements) between the transport consultants, Highways England, and Surrey County Council. The need to achieve effective engagement with partners in connection with this matter was discussed.

**RESOLVED** – that the report be noted.

### 31. STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

SCI's were intended to define how and when a Council will engage and consult with local communities, local businesses and other interested parties on planning matters within its area. Planning Authorities were required to review their SCIs every five years. This Council's current SCI had been adopted in September 2015 and a proposed new SCI (2020) was therefore presented for the Committee's consideration, together with a recommendation that the Development Management Charter be reviewed.

Various issues were raised during the debate, arising from which, the Committee concluded that adoption of a new SCI should be deferred, pending more detailed consideration by a Member Working Group to be chaired by Councillor Jecks and guided by officers. This was moved by Councillor Botten and seconded by Councillor Duck.

**RESOLVED** – that

- A. a Working Group comprising Councillors Jecks (Chair), Black, Dennis and Lockwood be convened to recommend amendments to the draft Statement of Community Involvement 2020 and to review the Development Management Charter; and
- B. a report, arising from A above, be submitted to the Committee's next scheduled meeting on the 24th September 2020 for:
  - (i) the Statement of Community Involvement 2020 to be adopted; and
  - (ii) the latest position regarding the Development Management Charter to be considered.

### **32. LIMPSFIELD VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN (CAAMP)**

The Limpsfield Parish Council Neighbourhood Plan had been adopted on 25<sup>th</sup> June 2019. That Plan included a commitment to commission a 'conservation area character appraisal' and an associated management plan. The Committee considered a report which outlined the statutory process for preparing such documents.

The 'conservation area appraisal' would use the character areas work, undertaken as part of the Limpsfield Neighbourhood Plan, to understand the historic environment within the Limpsfield Village Conservation Area. These assessments would be used to recommend whether the Conservation Area boundaries should be amended. Limpsfield Parish Council would be the project sponsor and had sought tenders from three alternative specialist consultants for the preparation of the appraisal and management plan. Officers would review the draft CAAMP and provide comments before the public consultation stage.

**Resolved** – that the preparation of the Limpsfield Village Conservation Area Appraisal and Management Plan be delegated to Limpsfield Parish Council up to the point of adoption.

Rising: 9.17 pm.

