

Local Plan & Planning Policy Task Group

Notes of a Meeting of the Local Plan & Planning Policy Task Group held on the **25th October 2018**.

Present:

Cllr. Clarkson (Chairman).
Cllr. Clokie (Vice-Chairman).

Cllrs. Mrs Bell, Burgess, Galpin, Heyes, Michael.

Apologies:

Cllr. Ovenden.

Development Partnership Manager.

Also Present:

Cllrs. Dehnel, Hicks.

Head of Planning Policy; Graduate Planner (Policy); Principal Solicitor (Strategic Development); Member Services and Ombudsman Complaints Officer.

1 Declarations of Interest

- 1.1 Cllr. Mrs Bell made a Voluntary Announcement as she was KCC Member for Ashford Rural East, which covered Wye.
- 1.2 Cllr. Galpin made a Voluntary Announcement as his daughter lived off Beaver Road.

2 Notes of the Meeting held on 31st August 2018

- 2.1 The Notes of the Local Plan & Planning Policy Task Group Meeting held on 31st August 2018 were approved and confirmed as a correct record.
- 2.2 A Member asked about the actions under note 3.2, in which the Chairman said he “was meeting with the Ward Member shortly and would seek to ensure that the Parish Council was fully briefed on progress so far”. The Chairman advised that he had indeed met with the Ward Member and assumed that the Ward Member would fully brief the Parish Council regarding the discussion. The Head of Planning Policy said that he considered Officers had been in consistent dialogue with the Parish Council since the previous Task Group meeting. A Member pointed out that the Ward Member was in fact the Chairman of the Parish Council, and the Parish Council’s recent meeting included an agenda item to receive an update on the WYE3 Masterplan.

3 WYE3 Masterplan Update

3.1 The Head of Planning Policy introduced this item and drew Members' attention to the main points outlined in the report. The Chairman opened up the item for discussion and the following questions/points were raised:

- Members were aware of the Parish Council's disquiet regarding the different traffic surveys. Members also noted that KCC Highways had concluded that the transport assessment that supported the Wye3 Masterplan was sound, and Members considered that the Council should adhere to the advice of the Highways Authority. However, individual planning applications would continue to be examined closely with regard to traffic and transportation issues.
- Although at the time of writing the report no correspondence had been received from the Parish Council, the Chairman and the Portfolio Holder for Planning advised that various emails had been received from the Parish Council very recently and asked the Head of Planning Policy to ensure that he reviewed the contents. Subject to this, the Chairman was of the opinion that it was important now to draw a line under the consultation process and move forward.

Resolved

That subject to Officers reviewing email correspondence received and being satisfied that this did not include matters that had not been considered as part of the formal consultation on the draft Masterplan, the Local Plan and Planning Policy Task Group re-affirms its support for the draft Wye3 Masterplan subject to the amendments agreed at the Cabinet meeting on 13th September and recommends that the Cabinet adopts the Masterplan as informal guidance for development management purposes on that basis.

(Post meeting note: Officers have subsequently reviewed the email correspondence received and are of the view that it includes matters that have not been fully considered as part of the formal consultation. These matters will be considered further and reported to Members).

4 Bus Gates in Ashford – a planning policy approach

4.1 Members observed that this meeting was not the correct forum to discuss the current bus gates, but it was appropriate to consider the use of bus gates in future developments, given issues that had been experienced with their implementation, enforceability and maintenance.

4.2 The Head of Planning Policy explained that the proposed recommendation had been designed to allow for possible situations where traffic from a new development affected the amenity of residents not living in the new development, and a bus gate may be a preferable option to mitigate the increase in traffic from

that development in those existing areas. Clearly new developments had impacts beyond the confines of the development itself, and it was necessary to be flexible over the best options, in consultation with KCC Highways. In very exceptional cases, it may be decided that a bus gate was the best option.

- 4.3 Members felt there should be a presumption against using bus gates to meet proposed policy TRA4 of the Local Plan to 2030, and the Chairman said he would write to KCC to advise that the Council would not be encouraging bus gates in future unless there was a compelling reason.
- 4.4 The option of preparing a Supplementary Planning Document (SPD) to policy TRA4 of the emerging Local Plan to 2030, that would clarify the Council's position on the use of bus gates for new developments and affected areas beyond the confines of a new development, was discussed and agreed to be potentially suitable for establishing the Council's formal position on the matter.
- 4.5 The Head of Planning Policy advised that the introduction of any proposed new bus gates on new developments would, in any event, be controlled through the planning application process, and he undertook to ensure that all Planning Officers were aware of the Task Group's Position Statement (below) for their discussions with developers.

Resolved

That

The Local Plan & Planning Policy Task Group recommends that the Cabinet endorses the Task Group's Position Statement that "The use of bus gates as a means of satisfying proposed policy TRA4 of the Local Plan to 2030, should be avoided".

5 Date of Next Meeting

- 5.1 November 2018 – exact date to be agreed.

Councillor Clarkson
Chairman – Local Plan & Planning Policy Task Group

Queries concerning these minutes? Please contact membersservices@ashford.gov.uk
Agendas, Reports and Minutes are available on: www.ashford.moderngov.co.uk