

REPORT TO BURHAM PARISH COUNCIL 27th January 2025

By the Tonbridge and Malling Borough Councillors for

**Aylesford North and North Downs Ward
Councillors Dave Davis, Alex McDermott and Roger Dalton**

LOCAL PLAN -RUN UP TO REGULATION 18B CONSULTATION

1. Just before Christmas, TMBC received the government's changes to the National Planning Policy Framework (NPPF). This is fundamental to getting the next Regulation 18 consultation out, which is called 18b, to differentiate from the last Regulation 18 consultation. Consultations are important and the last one will have significant input to the next one.
2. We cannot say when the Regulation 18b will be. This is totally dependent on the fine detail of the new NPPF, which is being studied by our planning officers now, but it will be several months before this critical consultation.
3. Last month's Housing and Planning Scrutiny Select Committee passed some key aspects of the Local Plan process and critically:
 - a. Annex 1. The Engagement and Consultation Strategy.
 - b. Annex 2. TMBC Member, Officer and Parish Council Engagement Plan.
4. The whole of this HPSSC Item is an attachment to this report.
5. Your Council will be involved as indicated in Annex 2 above and this will be part of future Parish Partnership Panel meetings. You may wish to make your own plan for this consultation and to take it out to your residents. It is of critical importance to Tonbridge and Malling Council and to our own residents.

DEVOLUTION AND LOCAL GOVERNMENT ARRANGMENTS

6. On the 16th December, the Government published its English Devolution White Paper. This is a major piece of legislation that will fundamentally change local government in England. KCC have asked to be one of the first areas to be changed over to unitary authorities. This request will be considered by the Government in the next month.

AREA 3

7. There has not been a meeting of Area 3 Planning Committee since 8th June 2023. This is a matter of extreme frustration. We are expecting to have a long overdue meeting on 13th March to tidy things up.
8. We have two call ins that have been waiting for many months:
 - a. The Blue Bell houses on the junction of Common Road and Maidstone Road. There have been problems here with changeover of officers.

b. The industrial estate down at St Mary's old Church. This has been held up because of a change in the project documentation with a new application form received on 2 Jan 25 and a new Transport Assessment received on 22 Jan 25 to include Old Church Road.

ENFORCEMENT ACTIONS IN PROGRESS

Nursery Rochester Road Aylesford

9. The application decision for 23/01072/FL to turn the old nursery into an equestrian holiday centre with 8 caravans was appealed and the appeal was dismissed by the Planning Inspectorate with a decision date of 20th December 2024. Enforcement action will now be taken to enforce the Inspectorate decision. We can also reactivate the enforcement action, on the house on the site, which no longer meets the original justification of being required, to meet an agricultural requirement of living on site to maintain the nursery stock.