

Conservative amendment to the motion

Full Council - 20 July 2021

Proposed By: Cllr Kevin Davis

Seconded by: Cllr Ian George

This amendment accepts the focus of the motion in paragraph 1.

“Delete and replace with after paragraph 1 with

This council believes that:

1. There is a national need to build more homes,
2. The current planning system does not work to the benefit of residents and needs to be reformed,
3. resident consultations, under current laws (both pre-application and the statutory consultation), do not properly engage residents in the development of plans, applications or decisions,
4. The powers necessary to develop the Borough in the way the Council wishes are being restricted,
5. The failure to demonstrate a five-year land supply means “permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.” This makes it increasingly difficult to turn down applications,
6. Whilst there is concern about the use of Permitted Development Rights there is currently no evidence base to suggest that these rights have damaged the mix of tenures of housing, shops and offices across the Borough,
7. Too many permissions never get built and the land and its profit passed on to the next developer/owner who then needs to densify the land further to achieve another profit,
8. Transparency in planning decision-making is important for the integrity of the Council and how we are viewed by residents,

This Council accepts that:

9. The Government has yet to publish the planning bill following its consultation on a white paper called “Planning for the Future” in 2020 and

we do not therefore know how concerns may have been addressed following the White Paper,

10. This Council debated the matter of the White Paper on the 20 December 2020 and whilst there are some elements of the White Paper with which the Council are supportive there are other elements with which we profoundly disagree,
11. The Council can always do more to ensure there is greater resident participation,
12. By not replacing the now ten year old Kingston planning policy framework we are not able to address the lack of a five year land supply and the consequence has been the inability to turn down schemes we often do not support

This Council agrees to:

13. Write to the secretary of state on a cross-party basis, reaffirming our concerns about aspects of the White Paper and what might emerge in the future Planning Bill, and call on him to commit to the **six** principles for Kingston planning:
 - a. **Residents** - Kingstonians must be engaged during plan-making, pre-application, application decision making and during the construction phase and their views should show a clear link to the emerging plans,
 - b. **Heritage** - a new planning system must give greater weight to heritage and the requirement for clear, district-wide, Design Codes embedded as part of the plan making process,
 - c. **Housing numbers** - Kingston is best placed to decide Kingston's housing numbers and not some arbitrary number that takes no consideration of the appropriateness of building more homes. Homes not towers - Kingston will build more homes if they are what we want, rather than to meet an arbitrary Government target,
 - d. **The London Plan** - this should be abolished. No other part of the country continues with such an arbitrary spatial strategy that makes no attempt to respect the communities of outer London. Kingston should decide what Kingston wants, not a Mayor who has no ability to deliver more homes,
 - e. **Green Spaces and Green belt** - No, to building on the green belt and we should look to enhance, not merely preserve, our open spaces
 - f. **A developers commitment** - once an application is approved the development must be started in 3 years and completed in a designated period (set by the planning authority) and the land

locked from sale during that period. Review mechanisms should become a legal necessity to ensure the maximisation of affordable homes.

14. Undertake an analysis of the issues surrounding Permitted Development Rights and how they impact the Borough and present this to a future meeting of both the Planning committee and the Place committee for further decision,
15. Establish an agenda item to be added to all future meetings of the Planning committees and Neighbourhood committees and their Subcommittees entitled "Declaration of Lobbying". All members of the committee must declare whether they have received lobbying or meetings on behalf of either/both the objectors or applicants. Those declarations shall be recorded in the minutes."