

## **AREA PLANNING COMMITTEE NO 2**

**13 April 2005**

**Present:** Councillor Evans (Chairman); Councillor Rogers (Vice-Chairman); Councillors Mrs Anderson, Balfour, Mrs Bowden, C Brown, R Brown, Coffin, Mrs Holland, Mrs Kemp, Mrs Luck, Luker, Mrs Murray, Miss Sergison and Worrall.

Apologies for absence were received from Councillors Mrs Harrison and Robins.

### **MINUTES**

**AP2 05/016 RESOLVED:** That the Minutes of the extraordinary meeting of Area Planning Committee No 2 held on 16 February 2005, and the ordinary meeting held on 9 March 2005 be approved as correct records and signed by the Chairman.

### **DECLARATIONS OF INTEREST**

A declaration of interest was made and is listed under the relevant planning application below.

### **MATTERS DEALT WITH UNDER DELEGATED POWERS IN ACCORDANCE WITH PARAGRAPH 3, PART 3 OF THE CONSTITUTION**

### **DEVELOPMENT CONTROL APPLICATIONS FOR DETERMINATION**

Members of the public addressed the meeting where the required notice had been given and their comments were taken into account by the Committee when determining the applications. Speakers are listed under the relevant planning applications shown below.

**AP2 05/017 RESOLVED:** That

- (1) the following decisions be taken on the applications listed below subject to the prerequisites, informatives, conditions or reasons for refusal set out in the report of the Director of Planning and Engineering:-

<u>Application No</u>	<u>Description</u>	<u>Decision</u>
TM/04/04058/OA	Outline Application: Two storey detached dwelling with garage at land adjoining 80 Western Road, Borough Green, Sevenoaks	A – Subject to: (1) Condition 7 being amended by the replacement of "A25" in the second line with the phrase "from road traffic noise.";
	(2) the first informative being amended to specifically advise that the LPA would only be likely to accept detailed proposals that respected the building line scale and height of those dwellings located to the east; and (3) the following additional informative: '3. The granting of this permission does not purport to carry any legal right to block or impede any private right of way which may cross the application site without any consent which may be required from the beneficiaries of that right of way.'	
	[Speaker: Captain R J Havard – Agent]	
TM/04/03243/FL	Extension of existing brick clad colt bungalow by addition of square oast kilns and part first floor also extension of garage by extra bay and ancillary living accommodation (granny flat) at Stilestone, Long Mill Lane, Crouch, Borough Green, Sevenoaks	A – Subject to the omission of the condition precedent.
	[Speakers: Mr D Palmer – Representative of Platt Parish Council (Note: a copy of a picture sent in with the Parish Council's letter of objection was circulated.) Mr P Knapton – Member of the Public]	
	(In accordance with Paragraph 8.5, Part 4 of the Constitution, Councillor Worrall's abstention from voting in the above application was recorded.)	
TM/04/03945/FL	Reconstruction of converted redundant Farm Building that was destroyed by fire Unit 2 at Hermitage Farm, Danns Lane, Wateringbury, Maidstone	A
TM/04/03947/FL	Construction of 11 Class B1 small business units, access road, parking, landscaping, ancillary works and flood compensation works at land west of Boyle Way and east	A

of Branbridges Road, East Peckham

TM/05/00546/ORM Minor amendment to planning permission ref TM/00/02509/FL (demolition of existing dwelling, outbuildings, stable block and workshop/garage and erection of new dwelling and detached garage) involving alterations to positioning of single storey projection on rear elevation at The Meadow, Hildenborough Road, Shipbourne, Tonbridge

[Speakers: Mrs J M Turner and Mr Mullally – Members of the Public]

TM/04/04075/FL Removal of condition 1 of planning consent TM/03/03141/FL for change of use to Riding School with ancillary working livery (retrospective) at The Glades, Shaw Hill House, Aldon Lane, Addington, West Malling

A – Subject to: Planning permission being granted on a temporary basis only for a period of 12 months; and an additional condition requiring the applicant to notify the Council no less than 14 days prior to the commencement of the use of the site for the approved riding school.

[Speakers: Mr and Mrs Halliday-Sadler – Members of the Public]

(Councillor Worrall declared a personal and prejudicial interest in the above application as he knew Mr and Mrs Halliday-Sadler.)

and (2) the decision indicated be taken in respect of the following:

TM/05/00203/FL Proposed replacement outbuilding at 1 Oldbury Cottages, 1 Oldbury Lane, Ightham, Sevenoaks

R – For the following reasons:  
 1. Whilst the proposed development might be of a type that is not necessarily inappropriate within the Green Belt, the siting and design are such that the development would adversely affect the open character of the area. The proposals are therefore contrary to the objectives in Policy MGB3 of the Kent Structure Plan 1996 and policy P2/16 of the Tonbridge and Malling Borough Local Plan 1998. (KR06)  
 2. The proposal is contrary to Policy RS1 of the Kent Structure Plan 1996, as applied by policy P6/10 of the Tonbridge and Malling Borough Local Plan 1998, because the size, bulk and siting of the outbuilding is such that it is considered there would be material harm to the character and amenities of this rural setting.

3. The proposal, by virtue of its size, bulk and position within the site would have an adverse impact upon the character of the site, its setting and would also fail to preserve or enhance the character and appearance of the Oldbury Conservation Area. The proposal is therefore contrary to policies P4/4 and P6/10 of the Tonbridge and Malling Borough Local Plan 1998.

4. The site is within the designated Kent Downs Area of Outstanding Natural Beauty and it is considered that the siting of a building of this size and form would be detrimental to the natural beauty and visual and rural amenities of that Area.

5. The proposal would be detrimental to the natural beauty of the landscape in a Special Landscape Area and is, therefore, contrary to policy ENV4 Kent Structure Plan 1996 and policy P3/6 of the Tonbridge and Malling Borough Local Plan 1998. (KR16)

6. The Local Planning Authority does not consider that there is any justification, in the circumstances of the present application for overriding the planning policy objections. (GR03)

[Speakers: Mrs S Purvey and Mrs D Coleman – Members of the Public]

TM/O4/04277/FL	Provision of new vehicular access and closure of existing access at Hatcham Place, The Hurst, Plaxtol	Withdrawn
TM/04/03697FL	Proposed side extension to existing unit at Unit 1 Bourne Enterprise Centre, Wrotham Road, Borough Green <hr/> viability of the hedge.	D – For officers to carry out investigations with regard to the potential impact the foundations of the development may have on the long term

[Speaker: Mrs V McWilliam – Member of the Public]

A – Approved                      R – Refused                      D - Deferred

**LIST D**

The Director of Planning and Engineering submitted a list of applications determined since the date of the previous meeting.

**AP2 05/018    RESOLVED:** That the report be received and noted.

**INFORMATION REPORTS**

**AP2 05/019    RESOLVED:** That the following matters contained in the report of the Chief Solicitor, be received and noted.

**Planning Appeal Decisions**

Details of recent received planning appeal decisions.

**Article 4 Directions**

Details of an Article 4 Direction in relation to Bower House, 22 West Street, West Malling.

**Forthcoming Public Inquiries and Hearings**

Details of arrangements made for forthcoming Public Inquiries and Hearings.

The meeting ended at 2155 hours