

AREA 2 PLANNING COMMITTEE

15 June 2005

Present: Councillor Rogers (Vice-Chairman – in the Chair); Councillors Mrs Anderson, Balfour, Mrs Bowden, R Brown, Coffin, Mrs Holland, Mrs Kemp, Mrs Luck, Luker, Mrs Murray, Robins, Miss Sergison and Worrall.

Apologies for absence were received from Councillors Evans (Chairman) and from Councillors C Brown and Mrs Harrison.

MINUTES

AP2 05/024 RESOLVED: That the Minutes of the meeting of Area 2 Planning Committee held on 18 May 2005 be approved as a correct record and signed by the Chairman.

DECLARATIONS OF INTEREST

There were no declarations of interest made.

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 05/025 RESOLVED: That 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 Transportation:-

<u>Application No</u>	<u>Description</u>	<u>Decision</u>
TM/05/000999/FL	Change of use from B1 (offices) to D1 (place of worship) and widening of access road and associated works at Chapel Farm Ightham Bypass Ightham Sevenoaks Kent for D1 properties.	A – grant planning permission as detailed by planning statement dated 29.03.2005 and drawings 525-01A; 01B; 02B; 03D, 04B; 05C subject to: (1) clarification as to the identity of ALL landowners of the application site and the further service of Notice,

if required

(2) the amendment of condition 4 to read:

4. The use hereby permitted shall not commence until details of the hours of use in relation to Sundays and two weekday evenings have been submitted to and approved by the Local Planning Authority and there shall be no variation in the approved days and times of use unless otherwise agreed in writing with the Local Planning Authority.

Reason: to accord with the terms of the application and in the interests of highway safety.

(3) the amendment of condition 5 to read:

5: The use shall not commence until the junction of the service road with the Ightham By-pass has been improved in full accordance with details that have been first submitted to and approved by the Local Planning Authority.

Reason: To ensure the safe and free flow of traffic.

(4) the addition of Informative:

The applicants are advised that pursuant to condition 4 above, the evening meetings will be required to be at times when the Ightham By-pass is not experiencing peak traffic flows.

[Speakers: Mr Coffey – Agent for the applicant]

TM/05/00794/RD	Details of junction of A228/Leybourne Way submitted pursuant to condition 34 of Planning Permission ref.: TM/01/2746/OAEA (outline application for the formation of new development platforms and residential development: provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping) at former Holborough Quarry and adjoining land parcels, Holborough Road, Snodland Kent for Berkeley Homes (Capital) Plc	A – KCC as Highway Authority be encouraged to investigate in detail: <ul style="list-style-type: none"> • the potential risk of rat running in Lunsford Lane • Appropriateness of all signage in the vicinity of the A228/Leybourne Way junction • Air quality matters arising from the changes to the junction • Review the signalling and filter lane access to the RSPCA centre
TM/05/01101/FL	Rear extension at 30 Staleys Road Borough Green Sevenoaks Kent TN15 8RL for Mr G P Salt <hr style="width: 20%; margin: 5px auto;"/> retain access for its subsequent repair/maintenance as far as practicable.	A – subject to the following informative: You are advised to avoid damage to the soil vent stack during construction and to

<p>TM/05/00899/FL (A) TM/05/01135/FL (B)</p>	<p>(A) Swimming pool cover and changing rooms (B) First floor conservatory built over existing ground floor extension at Beechin Wood Farm Beechinwood Lane Platt Sevenoaks Kent TN15 8QN for Mr W Terry</p>	<p>(A) D – subject to Members site inspection. (B) D – subject to Members site inspection</p>
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[Speaker: Mr F Robinson – Agent for the applicant]

<p>TM/05/00139/FL</p>	<p>Stationing of snack wagon on existing private car park, Branbridges Industrial Estate Branbridges Road East Peckham Tonbridge TN12 5HF for A Bailey and Sons Limited</p>	<p>A – subject to following informative: (1) you are advised to contact the Environmental Agency with regard to their suggestion that the snack van be securely tied to avoid it becoming a moving danger in the event of a flood.</p>
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<p>TM/05/01070/FL</p>	<p>Construction of new stable barn, lean to stables, two storey office extension, intensive care unit, examination room, scintigraphy room and extra parking, Equine Hospital, 104 Butchers Lane Mereworth Maidstone Kent ME18 5GS for Bell Equine Veterinary Clinic</p> <hr/> <p>occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. (L003) Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 to protect and enhance the appearance and character of the site and locality.</p>	<p>A – with following condition: (5) no development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following</p>
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A – Approved D - Deferred

LIST D

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

AP2 05/026 RESOLVED: That the report be received and noted.

INFORMATION REPORTS

AP2 05/027 RESOLVED: That the following matters contained in the report of the Chief Solicitor be received and noted.

Planning Appeal Decisions

Details of recently received planning appeal decisions.

Forthcoming Public Inquiries and Hearings

Details of arrangements made for forthcoming Public Inquiries and Hearings for all three Areas.

The meeting ended at 2024 hours