

TONBRIDGE & MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

25 February 2009

Report of the Director of Planning, Transport and Leisure

Part 1- Public

Matters for Information

**Plaxtol (A) TM/09/00144/FL
Borough Green And (B) TM/09/00145/CA
Long Mill**

(A) Demolition of existing dwelling and construction of two detached dwellings (resubmission of TM/08/02749/FL); (B) Conservation Area Consent: Demolition of existing bungalow and construction of two detached dwellings (resubmission of TM/08/02750/CA) at Little Mount The Street Plaxtol Sevenoaks Kent TN15 0QG for Mr Terry Groom

- 1.1 Members will recall that the previous applications (TM/08/02749/FL & TM/08/02750/CA) for demolition of existing dwelling and construction of two detached dwellings were reported to Area 2 Planning Committee on 21 January 2009, when it was disclosed that the case had been made the subject of appeals and could, therefore, no longer be decided by this Council. The Committee resolved, in accordance with the Recommendation, to notify the Planning Inspectorate that this Council would have approved both applications had they been in a position to determine them.
- 1.2 As a result of the Committee's decisions the applicant/appellant asked the Planning Inspectorate to hold the appeals in abeyance while further applications are submitted to, and decided by, the Council – this is normal practice and is encouraged, in principle, by the Planning Inspectorate. The applicant/appellant has now submitted these current applications, which are identical to the previous applications being considered by the Inspectorate and as considered at the last meeting of this Committee.
- 1.3 As the position currently stands the appeal statements must be produced by the Council in the near future and to do this would require significant and ultimately abortive work given that the appeals will be withdrawn as soon as permissions can be given by this Council.
- 1.4 In view of the fact that the current proposals are identical to the previous schemes, in relation to which Members have made a resolution that permission would have been

granted, it is intended to decide these applications using my delegated powers as those decisions would have exactly the same effect as the resolved position from the last meeting of this Committee. This would avoid any abortive work on the appeals and allow those appeals to be speedily withdrawn.

- 1.5 In relation to these on-going appeals, while the Planning Inspectorate has agreed to hold the cases in abeyance to allow the resubmitted applications to be determined, the parties are required to submit statements by 16 March 2009, well in advance of the date of the next Area 2 Committee on 8 April 2009. In light of these facts speedy decisions are required on the current applications.