

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 17 April 2013

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Platt (A) TM/12/01294/FL  
Borough Green (B) TM/12/01951/FL  
And Long Mill (C) TM/12/01373/FL

**(A) Retrospective application for engineering operation to alter archery field by cutting bank to south west and deposit arisings to north west; (B) Retention of detached w.c. block for use by staff and persons using the archery field (retrospective); (C) Section 73 application to vary conditions 1 (direction of shooting); 2 (maximum number of archers and club use); 6 (maximum weight of longbows) of planning permission TM/10/00875/FL (Engineering operation to extend the size of the archery field to the north east, resiting of existing catch netting, associated landscaping together with variation of condition 9 of TM/05/01396/FL to amend the direction of shooting (retrospective)) at Land Rear Of The Butts Beechinwood Lane Platt Sevenoaks Kent TN15 8QN for Mr William Terry**

PC: The PC cannot send anyone to speak at the meeting.

The Parish Council is very pleased to read that there is a condition on the above application (condition 2) [*on application C*]. regarding restrictive use for a maximum of 8 participants. It is hoped that this condition does not conflict with items in 7.3 in the committee report.

It is noted that there is a submission to the fact that Comp Gardens attracts over 100 visitors per day in the summer. Presumably this figure has been verified. There is adequate parking at this venue, visitors do not arrive all at once and it is over a much larger area, I believe something like 7 acres.

As you are aware, the land at The Butts has been the cause of much local concern for many years. This has obviously resulted in investigation by the Planning Department/Committee and this is much appreciated.

Applicant: The applicant has submitted a letter and encloses an Assessment by Archery GB of the Venue for use by the "West Kent Archery Society" which has 22 male and female members. It states that access to the range is to be signed and coned off and 3 fence panels will be added to the boundary where "the neighbours ground is somewhat close". The adjacent field is stated to be a satisfactory distance from the range.

The applicant has submitted the following background information:

*Regarding my letter to you dated 8 August 2011 that reads 'I am pleased to advise that the GNAS has no jurisdiction over the range at Beechin Wood', the explanation rests with the fact that always providing archers who were shooting with the longbow, and who were British Longbow Society members, then the ground itself would not need to be registered*

*with GNAS. The BLBS, if called upon, may sanction a shooting ground but does not formally register its worthiness unlike GNAS/Archery GB. Both societies sponsor the longbow, the GNAS for one-way shooting (6 arrows to an end) while the BLBS solely supports and promotes the traditional form of longbow target shooting, namely, 3 arrows to an end in both directions. The difference in the societies' insurance policies is that Archery GB insures the ground on which affiliated/full members shoot while the BLBS takes out individual public indemnity insurance for each of its members. The purpose of calling in GNAS/Archery GB to carry out an assessment of the suitability of the shooting ground at Beechin Wood was to gain verification that the judgement passed by elected officers of BLBS, would be substantiated. In essence, the GNAS Declaration of the field's acceptability for shooting in a southerly direction absolves the TMBC of establishing whether the field, in planning terms, is safe for the practice of archery. I trust my action to involve GNAS/Archery GB to arbitrate in this perceived Health & Safety issue that has arisen will now assist you and the Planning Committee to determine this planning application equitably.*

DPTL: The information from Archery GB has been received at a very late stage and needs to be the subject of consultation and further investigation to ensure that the full implications of the recommendations can be considered in relation to application (C).

In light of this application (C) is Withdrawn from the agenda to be reported back to a subsequent committee.

Applications (A) and (B) can be determined in their own right although there may be circumstances in which a variation of condition 1 of application (A) will be sought dependent on the final outcome of application (C).

## **AMEND RECOMMENDATION**

### **APPLICATION (C) TO BE WITHDRAWN FROM THE AGENDA.**

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**Shipbourne                      TM/12/01819/FL  
Borough Green And  
Long Mill**

**Demolition of 1 no. dwelling and construction of 1 no. four bedroom dwelling, triple garage (alternative to TM/08/01047/FL) at Hookwood Farm Puttenden Road Shipbourne Tonbridge Kent TN11 9QY for Mr & Mrs Michael Kingshott**

DPTL: Since the substantive report was drafted the applicant has submitted yet further revised plans reducing the scale of the proposed buildings. In light of this, the application be Withdrawn from the agenda to allow a reconsultation on, and analysis of, these further revised plans before reporting back to Members.

## **AMENDED RECOMMENDATION:**

**WITHDRAW APPLICATION FROM AGENDA**

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Ryarsh (A) TM/12/03132/FL  
Downs (B) TM/12/03133/LB

**(A) Demolition of existing side extension and construction of two storey side extension. Demolition of existing single garage and construction of double garage. New vehicular and pedestrian gates across drive; (B) Listed Building Application: Demolition of existing side extension and construction of two storey side extension at Dingle Dell Cottage 88 Chapel Street Ryarsh West Malling Kent ME19 5LW for Mr P Jackson**

DPTL: Clarification was sought from SPAB as to whether their concerns constituted a formal objection to the proposal. They have replied by advising that although they remain unconvinced about the design solution being proposed they do not raise a formal objection. There will be no need to refer the LB application to the DCLG if Members are minded to permit.

**RECOMMENDATION UNCHANGED**

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East Peckham (A) TM/12/02971/FL  
East Peckham (B) TM/12/02972/LB  
And Golden Green

**(A) Demolish porch, kitchen and WCs on north side of public house and form pitched in place of flat roof, and convert to a dwelling. Convert oast to a dwelling. Construct three detached dwellings with access, car barns and landscaping; (B) Listed Building Application: Demolish porch, kitchen and WCs on north side of public house and form pitched in place of flat roof, internal alterations to public house to enable conversion to dwelling, convert oast to a dwelling at Blue Bell Inn 1 Beltring Road Paddock Wood Tonbridge Kent TN12 6QH for T H Properties**

**AMENDED RECOMMENDATION****Application (A)****Amended Condition**

6 Subject to necessary introduction of a footpath link as required by condition 22, the scheme of landscaping shown on the approved plans and landscape schedule dated 13.12.12 shall be carried out in the first planting season following occupation of the

buildings or the completion of the development, whichever is the earlier. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policies SQ1 and NE4 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraphs 17, 58, 61 of the National Planning Policy Framework 2012.

#### **Additional condition**

22 Before work commences on site details of the proposed footpath link shall be submitted to and approved by the Local Planning Authority. This shall include details of hardsurfacing, landscaping and any proposed fencing or gates to provide this footpath. Such details as approved shall be fully implemented prior to occupation of the units and shall be maintained at all times.

Reason: To ensure safe pedestrian access to the site in accordance with Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy SQ8 of the Tonbridge and Malling Managing Development and the Environment DPD 2010 and paragraphs 17 and 35 of the National Planning Policy Framework 2012.

