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TONBRIDGE & MALLING
BOROUGH COUNCIL

EXECUTIVE SERVICES

Chief Executive

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4 August 2021

Dear Councillor

AREA 1 PLANNING COMMITTEE - THURSDAY, 5TH AUGUST, 2021

I am now able to enclose, for consideration at the Thursday, 5th August, 2021 meeting of the Area 1 Planning Committee, the following reports that were unavailable when the agenda was printed.

Agenda No Item

5. **TM/21/00444/FL - 64 Pembury Road, Tonbridge (Pages 3 - 4)**

Demolition of former surgery and erection of a development of 14 apartments (12x2 bed and 2x3 bed) with parking, access and landscaping

Yours sincerely

J E BEILBY
Chief Executive

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SUPPLEMENTARY REPORTS

AREA 1 PLANNING COMMITTEE

DATED 5 August 2021

**Tonbridge
Vauxhall**

TM/21/00444/FL

**Demolition of former surgery and erection of a development of 14 apartments (12x2 bed and 2x3 bed) with parking, access and landscaping at 64 Pembury Road
Tonbridge**

Private Reps: 1 further objection received raising no new issues beyond those summarised in the main report.

DPHEH: Since the publication of the report, the NPPF has been revised (July 2021). This is a material consideration in the determination of this application. It can be noted that the revisions in this latest version are not extensive and mostly relate to further strengthening of design related policies, including encouragement towards the creation of “tree lined streets”, as well as instructing Councils to publish their own design codes in due course.

The revisions mean that original references to NPPF paragraphs in the published committee report must be updated as follows:

- Para 6.4 reference to paragraph 197 is now 203
- Para 6.24 reference to paragraph 109 is now 111
- Para 6.27 reference to paragraph 110 is now 112
- Para 6.33 reference to paragraph 175 is now 180
- Para 6.37 reference to paragraph 155 – 165 is now 159 – 169

The substance contained within the paragraphs now cited does not materially change the assessment or the recommendations made in the made report.

It is however noted that the proposed development does represent an opportunity for providing a tree lined frontage within the landscape buffer which would accord with paragraph 131 of the NPPF. This could be secured as part of the landscape scheme which would come forward in accordance with the requirements of condition 5 as recommended.

RECOMMENDATION REMAINS UNCHANGED

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