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TONBRIDGE & MALLING
BOROUGH COUNCIL

EXECUTIVE SERVICES

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21 April 2026

Dear Councillor

COUNCIL - TUESDAY, 21ST APRIL, 2026 – SUPPLEMENT (3)

I am now able to enclose, for consideration at the Tuesday, 21st April, 2026 meeting of the Council, the following reports that were unavailable when the agenda was printed.

Agenda No Item

9. **25/00855/FL - 49 Hallsfield Road, Chatham (Pages 3 - 6)**
Supplementary report to Council
12. **26/00223/DR3 - Poulton Wood Golf Course, Higham Lane, Tonbridge (Pages 7 - 8)**
Supplementary report to Council

Yours sincerely

DAMIAN ROBERTS
Chief Executive

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Full Council 21st April 2026

Supplementary Reports

Item 9: TM/25/00855/FL - 49 Hallsfield Road, Chatham

- 1.1 The proposed conditions (as referred to in the main report) are set out below.

Recommendation:

Approve, subject to the following:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

TQRQM25140192800945 received 14/04/26 – Proposed Block Plan

HR-A1-SB-08 Rev 14 received 14/04/26 – Proposed Basement and Ground Floor Layout

HR-A1-SB-09 Rev 12 received 23/01/26 – Proposed First Floor Plan and Roof Plan

HR-A1-SB-10 Rev 14 received 23/01/26 – Proposed Elevations

TQRQM25096190638405 received 23/09/25 – Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and reenacting that Order), the use hereby approved shall be for a residential institution for adults with learning disabilities and for no other purpose falling within use class C2, and shall not include the provision of day or respite care.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

4. The residential institution shall be limited to no more than 5 residents at any one time.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

5. Within one month of the date of this decision, an Operational Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the day-to-day operation of the use, including (but not limited to) staffing levels, hours of operation, shift patterns and arrangement, how

visitors to the site will be managed, parking and servicing management, waste collection, and measures to minimise noise and disturbance to neighbouring occupiers.

The development shall thereafter be operated in full accordance with the approved Operational Management Plan.

Reason: To ensure that the use operates in a manner that safeguards the amenities of neighbouring occupiers and the character of the area.

6. The northern and southern elevations of the ground floor extension hereby approved, as shown on drawing no. HR-A1-SB-10 Rev 14, shall be fitted with obscure glazing prior to first use of the extension hereby approved and shall thereafter be retained and maintained as such for the lifetime of the development.

Reason: In the interests of safeguarding neighbouring amenity.

7. Within one month of the date of this decision, full details of the proposed privacy screening on the ground floor, as shown on drawing no. HR-A1-SB-10 Rev 14, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, height, materials, and finish of the privacy panels. The approved privacy screening shall be installed in full, prior to the first use of the extension hereby approved, and shall thereafter be retained and maintained in situ for the lifetime of the development. Should the privacy screen become damaged beyond repair, it shall be replaced on a like-for-like basis in accordance with the details hereby approved.

Reason: To protect the amenities of adjoining residential properties and visual amenity.

8. Within one month of the date of this decision, details of how waste is to be stored on site, and how materials for recycling will be stored separately, have been submitted to, and approved in writing by the Local Planning Authority. The development must be carried out in accordance with those details, and the approved scheme shall be retained at all times thereafter.

Reason: In the interests of residential and visual amenity.

9. Within one month of the date of this permission, details of all existing and proposed external lighting, including the first-floor floodlights, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the position, height, design, luminance levels, angle of illumination, and measures to prevent light spill (such as cowls or shields).

The approved scheme shall be implemented in full within one month of written approval and shall thereafter be retained and maintained as such for the lifetime of the development. No additional external lighting shall be installed.

Reason: To prevent light pollution and to safeguard the amenities of adjoining occupiers.

Informatives

1. During the construction phase, the hours of noisy working (including deliveries) likely to affect nearby properties should be restricted to Monday to Friday 07:30 hours - 18:30 hours; Saturday 08:00 to 13:00 hours; with no such work on Sundays or Public Holidays.
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Full Council 21st April 2026

Supplementary Reports

Item 12: 26/00223/DR3 - Poult Wood Golf Course, Higham Lane, Tonbridge

- 1.1 Since the publication of the main report, further consideration has been given to how best to mitigate the noise impacts arising from the proposed ASHPs. Following further discussions with colleagues in the Environmental Protection team, it is now proposed to amend condition 4 from requiring details to be submitted regarding noise levels emitted by the ASHPs to requiring them to comply with a specific noise level instead. Condition 4 is now proposed to be as follows:

Condition 4

The noise from the operation of the air source heat pumps emitted from the site shall be lower than the existing noise level by at least 5dB when measured at the boundary with the nearest noise-sensitive premises. The measurements shall be made according to BS4142:2014 +A1:2019.

Reason: To avoid unreasonable disturbance to nearby residential properties.

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