TONBRIDGE & MALLING BOROUGH COUNCIL

AREA PLANNING COMMITTEES

Report of the Director of Planning, Housing & Environmental Health

Part I - Public

Section A - For Decision

DEVELOPMENT CONTROL

In accordance with the Local Government Access to Information Act 1985 and the Local Government Act 1972 (as amended), copies of background papers, including representations in respect of applications to be determined at the meeting, are available for inspection at Planning Services, Gibson Building, Gibson Drive, Kings Hill from 08.30 hrs until 17.00 hrs on the five working days which precede the date of this meeting.

Members are invited to inspect the full text of representations received prior to the commencement of the meeting.

Local residents' consultations and responses are set out in an abbreviated format meaning: (number of letters despatched/number raising no objection (X)/raising objection (R)/in support (S)).

All applications may be determined by this Committee unless (a) the decision would be in fundamental conflict with the plans and strategies which together comprise the Development Plan; or (b) in order to comply with Rule 15.24 of the Council and Committee Procedure Rules.

GLOSSARY of Abbreviations and Application types used in reports to Area Planning Committees as at 23 September 2015

AAP	Area of Archaeological Potential
AODN	Above Ordnance Datum, Newlyn
AONB	Area of Outstanding Natural Beauty

APC1 Area 1 Planning Committee
APC2 Area 2 Planning Committee
APC3 Area 3 Planning Committee
ASC Area of Special Character
BPN Building Preservation Notice
BRE Building Research Establishment

CA Conservation Area

CPRE Council for the Protection of Rural England

DEFRA Department for the Environment, Food and Rural Affairs

DETR Department of the Environment, Transport & the Regions
DCLG Department for Communities and Local Government

DCMS Department for Culture, the Media and Sport

DLADPD Development Land Allocations Development Plan Document

DMPO Development Management Procedure Order

DPD Development Plan Document

DPHEH Director of Planning, Housing & Environmental Health

DSSL Director of Street Scene & Leisure

EA Environment Agency
EH English Heritage

EMCG East Malling Conservation Group

FRA Flood Risk Assessment

GDPO Town & Country Planning (General Development Procedure)

Order 2015

GPDO Town & Country Planning (General Permitted Development)

Order 2015

HA Highways Agency

HSE Health and Safety Executive HMU Highways Management Unit

KCC Kent County Council

KCCVPS Kent County Council Vehicle Parking Standards

KDD Kent Design (KCC) (a document dealing with housing/road

design)

KWT Kent Wildlife Trust

Listed Building (Grade I, II* or II)

LDF

Local Development Framework

LMIDB Lower Medway Internal Drainage Board

LPA Local Planning Authority

LWS Local Wildlife Site

MAFF Ministry of Agriculture, Fisheries and Food

MBC Maidstone Borough Council

MC Medway Council (Medway Towns Unitary Authority)

MCA Mineral Consultation Area

MDEDPD Managing Development and the Environment Development

Plan Document

MGB Metropolitan Green Belt
MKWC Mid Kent Water Company
MWLP Minerals & Waste Local Plan

NE Natural England

NPPF National Planning Policy Framework

PC Parish Council

PD Permitted Development POS Public Open Space

PPG Planning Policy Guidance
PROW Public Right Of Way

SDC Sevenoaks District Council

SEW South East Water

SFRA Strategic Flood Risk Assessment (prepared as background to

the LDF)

SNCI Site of Nature Conservation Interest

SPAB Society for the Protection of Ancient Buildings

SPD Supplementary Planning Document (a statutory policy

document supplementary to the LDF)

SPN Form of Statutory Public Notice SSSI Site of Special Scientific Interest

SWS Southern Water Services

TC Town Council

TCAAP Tonbridge Town Centre Area Action Plan

TCS Tonbridge Civic Society

TMBC Tonbridge & Malling Borough Council

TMBCS Tonbridge & Malling Borough Core Strategy (part of the Local

Development Framework)

TMBLP Tonbridge & Malling Borough Local Plan

TWBC Tunbridge Wells Borough Council

UCO Town and Country Planning Use Classes Order 1987 (as

amended)

UMIDB Upper Medway Internal Drainage Board

WLP Waste Local Plan (KCC)

AGPN/AGN Prior Notification: Agriculture

AT Advertisement

CA Conservation Area Consent (determined by Secretary

of State if made by KCC or TMBC)

CAX Conservation Area Consent: Extension of Time

CNA Consultation by Neighbouring Authority
CR3 County Regulation 3 (KCC determined)

CR4 County Regulation 4

DEPN Prior Notification: Demolition

DR3 District Regulation 3
DR4 District Regulation 4

EL Electricity

ELB Ecclesiastical Exemption Consultation (Listed Building)

ELEX Overhead Lines (Exemptions)

FC Felling Licence
FL Full Application

FLX Full Application: Extension of Time

FLEA Full Application with Environmental Assessment

FOPN Prior Notification: Forestry

GOV Consultation on Government Development

HN Hedgerow Removal Notice

HSC Hazardous Substances Consent

LB Listed Building Consent (determined by Secretary of State if

made by KCC or TMBC)

LBX Listed Building Consent: Extension of Time

LCA Land Compensation Act - Certificate of Appropriate

Alternative Development

LDE Lawful Development Certificate: Existing Use or Development LDP Lawful Development Certificate: Proposed Use or

Development

LRD Listed Building Consent Reserved Details

MIN Mineral Planning Application (KCC determined)

NMA Non Material Amendment

OA Outline Application

OAEA Outline Application with Environment Assessment

OAX Outline Application: Extension of Time

RD Reserved Details

RM Reserved Matters (redefined by Regulation from August

2006)

TEPN56/TEN Prior Notification: Telecoms

TNCA Notification: Trees in Conservation Areas

TPOC Trees subject to TPO

TRD Tree Consent Reserved Details

TWA Transport & Works Act 1992 (determined by Secretary of

State)

WAS Waste Disposal Planning Application (KCC determined)

WG Woodland Grant Scheme Application

East Malling & Larkfield TM/15/00307/FL East Malling

Change of use of land to extend existing static holiday log cabin (caravan) site with ancillary bases, roads, decking, verandas, lighting and drainage (resubmission of TM/14/03074/FL) at Heath Park, 45 The Heath, East Malling for Mr Garry Haffenden

AMENDED RECOMMENDATION

Additional Informative:

5. The applicant is reminded that the installation of any additional structures, including children's play equipment and the like, will need to be the subject of a separate application for planning permission, and that no such development should be carried out unless and until such permission has been granted.

East Malling & Larkfield TM/15/00547/FL East Malling

Erection of 4 no. residential dwellings and associated access, parking and landscaping on land located at Rocks Farm, The Rocks Road, East Malling at 92 The Rocks Road And Rocks Farm East Malling for Croudace Portland

APPLICATION WITHDRAWN FROM THE AGENDA

Ditton Ditton TM/15/02456/FL

Temporary 5 year change of use of part of the car park to car wash and valeting use at The Walnut Tree, 10 Bradbourne Lane, Ditton for Mr Bedri Dedushi

Private Reps: 9 further letters received raising objections on the following grounds:

- Existing congestion and danger at the junction of the A20 and Bradbourne Lane would be made worse:
- There has been an accident during peak hours at the A20, Bradbourne Lane junction;
- Bradbourne Lane is too narrow to accommodate this use;

- There are a number of existing car wash/valeting services in the local area;
- Noise and spray from washers would be harmful, neighbours will not be able to open windows or enjoy their garden;
- There is no footpath on Bradbourne Lane which is dangerous for pedestrians;
- Fumes and spray would be in too close a proximity to the restaurant;
- Tyre storage would be unacceptable;
- · Lack of toilet and washing facilities;
- It is proposed to operate the car wash 7 days a week for long hours which is unacceptable;
- Works on site which do not require permission would not have been carried out unless in connection with the proposed use;
- The containers that have been installed prove the applicant believes permission is imminent:
- Chemical storage on site is a hazard.
- Contaminated run off will enter the water table.
- Loss of existing restaurant parking is unacceptable.
- Devaluation of neighbouring properties.
- One petition of 40 signatures has been received objecting on the grounds that the
 use is unsuitable and would cause noise pollution and traffic congestion in a built up
 residential area.

DPHEH:

Since publication of the main report, Southern Water Services have advised that their approval would be required for the new connection to the public sewer. They have also advised that the applicant has not made an application for such approval and there have been no consents granted for connection from this site since 2010. It would be for Southern Water to pursue this matter; it is not something that can be pursued through planning legislation. As such, the Council has no planning enforcement powers to deal with this matter.

RECOMMENDATION REMAINS UNCHANGED

Snodland TM/15/02503/FL Snodland West & Holborough Lakes

Demolition of existing house and erection of one detached house and three bungalows with associated parking facilities at 206 Birling Road, Snodland for Clarendon Homes

Additional Information: Since publication of the main report, the planning agent has confirmed the following points:

- The garage as drawn on property 10A Dowling Close matches the approved garage which could be implemented, even though the owners chose to build only part of it at present.
- The windows as shown on 10A Dowling Close were taken from permitted drawings.
- The laurel hedge on the southern boundary is to be removed and replaced with 1.8m close boarded fence.
- The finished floor level for Plots 3 and 4 would be 150mm above current ground levels, but still lower than 10A Dowling Close.

RECOMMENDATION REMAINS UNCHANGED

Snodland TM/15/02659/FL Snodland East & Ham Hill

Demolition of existing detached house and garage and erection of a block of 8 apartments with associated parking, being a re-submission of the scheme approved under consent reference number TM/08/00074 at Dene Hall, 269 Malling Road, Snodland for Mr G Dunne

No supplementary matters to report

