

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 2 PLANNING COMMITTEE**

**Wednesday, 30th September, 2015**

**Present:** Cllr Mrs F A Kemp (Chairman), Cllr S R J Jessel (Vice-Chairman), Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr R P Betts, Cllr M A Coffin, Cllr B J Luker, Cllr P J Montague, Cllr L J O'Toole, Cllr S C Perry, Cllr Miss J L Sergison, Cllr T B Shaw, Cllr Miss S O Shrubsole and Cllr M Taylor.

Councillors O C Baldock and N J Heslop were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs S L Luck and H S Rogers

### **PART 1 - PUBLIC**

#### **AP2 15/41 DECLARATIONS OF INTEREST**

Councillor Mrs Kemp (Chairman) declared an Other Significant Interest in Planning Application TM/15/01687/OA in that she was a near neighbour to the application site. She withdrew from the meeting and Councillor Jessel (Vice-Chairman) chaired the meeting during consideration of this application.

#### **AP2 15/42 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 19 August 2015 be approved as a correct record and signed by the Chairman.

### **DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PARAGRAPH 3, PART 3 OF THE CONSTITUTION**

#### **AP2 15/43 DEVELOPMENT CONTROL**

Decisions were taken on the following applications subject to the pre-requisites, informatives, conditions or reasons for refusal set out in the report of the Director of Planning, Housing and Environmental Health or in the variations indicated below. Any supplementary reports were tabled at the meeting.

Members of the public addressed the meeting where the required notice had been given and their comments were taken into account by the Committee when determining the application. Speakers are listed under the relevant planning application shown below.

**AP2 15/44 TM/15/00978/FL - LAND REAR OF THE BUTTS, BEECHINWOOD LANE, PLATT**

Section 73 application to vary condition 1 (direction of shooting) and remove condition 2 (demarcation of 20 yd side safety buffer) of planning permission TM/12/01373/FL (Section 73 application to vary conditions 1 (direction of shooting); 2 (maximum number of archers and club use); of planning permission TM/12/01294/FL (Retrospective application for engineering operation to alter archery field by cutting bank to south west and deposit arisings to north west)) at Land rear of The Butts, Beechinwood Lane, Platt.

**RESOLVED:** That the application for Section 73 consent be REFUSED in accordance with the reasons set out set out in the report of the Director of Planning, Housing and Environmental Health.

[Speaker: Mr W Terry – Applicant]

**AP2 15/45 TM/15/01669/AT - NEPICAR HOUSE, LONDON ROAD, WROTHAM HEATH**

(A) Internally illuminated totem sign and (B) Non-illuminated 'Nepicar House' letter sign at Nepicar House, London Road, Wrotham Heath.

**RESOLVED:** That

Application (A) be APPROVED in accordance with the conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health; and

Application (B) be REFUSED in accordance with the reason set out in the report of the Director of Planning, Housing and Environmental Health.

**AP2 15/46 TM/15/01687/OA - LITTLE REEDS, FORD LANE, TROTTISCLIFFE**

Outline Application: Erection of a four bedroom detached dwelling of approximately 300 square metres habitable area with double garage to the rear of Little Reeds with access from Ford Lane with matters of appearance, landscaping and scale to be reserved at Little Reeds, Ford Lane, Trottiscliffe.

**RESOLVED:** That the application be APPROVED in accordance with the conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health.

[Speaker: Mr N Williams – Agent]

**AP2 15/47 TM/15/02739/RD - MILL YARD, 26 SWAN STREET, WEST MALLING**

Details submitted pursuant to condition 18 (Construction Management Plan) of planning permission 13/01952/FL for Development comprising 4 no. two bedroom town houses and one retail unit plus associated parking and external works at Mill Yard, 26 Swan Street, West Malling.

**RESOLVED:** That, in accordance with the conditions, reasons and informations set out in the report of the Director of Planning, Housing and Environmental Health and in the supplementary report tabled at the meeting, Delegated Authority be granted to the Director of Planning, Housing and Environmental Health, in consultation with the Members of West Malling and Leybourne Ward, to APPROVE RESERVED DETAILS, as detailed in:

Report received 28.09.2015, Email received 16.09.2015, Email received 15.09.2015, Aerial Photo ROUTE received 16.09.2015, Proposed Layout 12397F/003 B received 16.09.2015, Management Plan 12397F/REF 2 received 16.09.2015 and subject to

- expiry of the consultation period on 09.10.15
- no objections being received raising new material land use considerations
- negotiation on amendments to the wording of the construction management plan as necessary to ensure they are precise as practicable and contain appropriate timings where further detailed information will need to be provided subsequently.

The addition of Informative

1. The applicant is advised that this approval relates to the discharge of condition 8 of TM/13/01952/FL only and does not relate to any other consents that may be necessary to undertake these works. This includes formal agreements with third party land owners and the manager of the public car park in respect of access and designated use of bays for unloading.

**AP2 15/48 TREE PRESERVATION ORDER NO. 4. 2015**

The report of the Director of Central Services and Monitoring Officer set out details of an objection received from the owner of Thriftwood Camping and Caravan Site, Plaxdale Green Road, Stansted to the making of Tree Preservation Order No 4 2015 on woodland consisting of mixed deciduous trees, including Hornbeam, Oak, Beech and Ash, on land at the caravan site.

**RESOLVED:** That Tree Preservation Order No 4 2015 be CONFIRMED as served.

**AP2 15/49 EXCLUSION OF PRESS AND PUBLIC**

The Chairman moved, it was seconded and

**RESOLVED:** That as public discussion would disclose exempt information the following matter be considered in private.

**PART 2 - PRIVATE****AP2 15/50 TM/15/01687/OA - LITTLE REEDS, FORD LANE, TROTTISCLIFFE**

**Reason: LGA 1972 Sch 12A Paragraph 5 – Legal Advice**

The report of the Director of Central Services and Monitoring Officer set out details of the implications of alternative decisions to the recommendation contained in the report of the Director of Planning, Housing and Environmental Health (Minute AP2 15/46 refers)

**RESOLVED:** That the report be noted.

The meeting ended at 8.25 pm