

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 2 PLANNING COMMITTEE**

**Wednesday, 27th January, 2016**

**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 M A Coffin, Cllr Mrs S L Luck, Cllr B J Luker, Cllr P J Montague, Cllr L J O'Toole, Cllr S C Perry, Cllr H S Rogers, Cllr Miss J L Sergison and Cllr T B Shaw

Councillors O C Baldock, V M C Branson, M Parry-Waller and M Taylor were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors R P Betts and Miss S O Shrubsole

### **PART 1 - PUBLIC**

#### **AP2 16/1 DECLARATIONS OF INTEREST**

There were no declarations of interest in accordance with the Code of Conduct.

However, Councillor Balfour reminded the Committee that he was the Cabinet Member for Environment and Transport at Kent County Council.

#### **AP2 16/2 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 16 December 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 16/3 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 16/4 TM/15/03520/RM - THE PADDOCK, BASTED LANE, CROUCH**

Reserved matters application for appearance, scale and landscaping plus details pursuant to conditions 04 (materials), 05 (slab levels), 06 (landscaping), 15 (Construction Method Statement), 16 (Ecology) of outline planning permission TM/14/04268/OA (Demolition of existing dwelling and annexe (The Paddock) and erection of 4 detached houses. Demolition of existing garage (Fairmeadow) and formation of new access drive to Basted Lane) at The Paddock, Basted Lane, Crouch.

Members noted an amended description as follows:

- Reserved matters application for appearance, scale and landscaping plus details pursuant to condition 04 (materials), 05 (slab levels), 06 (landscaping), 15 (Construction Method Statement); 16 (Ecology) *and amendment to layout regarding the house on plot 4 (condition 03)* of outline planning permission TM/14/04268/OA (Demolition of existing dwelling and annex (The Paddock) and erection of 4 detached houses. Demolition of existing garage (Fairmeadow) and formation of new access drive to Basted Lane).

Updated plans list as necessary in regard to relocation of plot 4.

**RESOLVED:** That approval regarding reserved matters be delegated to officers. Officers to seek amendments of northwards 2m re-siting of plots 1 and 4, plot 1 garage outside the root protection zone of Sycamore tree (T38) and removal of condition on tree roots and additional conditions on levels and amend description and plans if necessary; subject to

- (1) Condition 1 set out in the main report of the Director of Planning, Housing and Environmental Services to minimise the effect of overlooking onto adjoining property.

- (2) Additional Condition:

2. No development shall take place until a plan showing the proposed finished floor eaves and ridges of the dwellings in relation to the existing levels of the site and adjoining land have been submitted to and approved the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure that the development does not harm the character of the area or amenities of the locality.

[Speakers: Mrs P Darby for Platt Parish Council; Mr R Risley and Mr N Sealey – Members of the public and Mr P Hadley – agent]

**AP2 16/5 TM/15/03537/FL - LAND REAR OF CEDAR BUNGALOW, CHURCH LANE, TROTTISCLIFFE**

Demolition of redundant sheds and construction of new single storey dwelling house and garage. (Revised proposal following refused permission TM/15/00487/FL) at land rear of Cedar Bungalow, Church Lane, Trottiscliffe.

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

(1) Additional Condition:

12. No development shall commence until a plan has been submitted to and approved by the Local Planning Authority showing the extent of the residential garden curtilage.

Reason: To protect the openness of the Green Belt.

[Speakers: Mr D Swain and Mr J Bennett – Members of the public and Mrs V Rogers – applicant]

**AP2 16/6 TM/15/03771/FL - THE LODGE, BIRLING ROAD, LEYBOURNE**

Demolition of existing dwelling and garage and construction of a replacement detached dwelling and garage at The Lodge, Birling Road, Leybourne.

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

(1) Amended Conditions:

3. The scheme of landscaping and boundary treatment shown on the approved plans shall be carried out in the first planting seasons 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 and enhance the appearance and character of the site and locality.

4. No development (with the exception of demolition) shall take place until details of any joinery to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

6. No development (with the exception of demolition) shall take place until a plan showing the proposed finished ground floor level and ridge level of the dwelling in relation to the surrounding ground levels has been submitted to and approved by the Local Planning Authority. The works shall be carried out in strict accordance with the approved plan.

Reason: To ensure that the development does not harm the character of the area or visual amenity of the locality.

(2) Additional Condition:

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no wall, fence or means of enclosure exceeding 600mm in height measured from ground level shall be constructed forward of the principal elevation of the dwelling without the prior written consent of the Local Planning Authority.

Reason: In the interests of rural visual amenity.

(3) Additional Informative:

2. Details submitted for Condition 2 above will be expected to better reflect those of the existing dwelling and omit the stone quoins.

[Speaker: Mr R Jones – agent]

**AP2 16/7 ALLEGED UNAUTHORISED DEVELOPMENT - 15/00347/WORKM - 5 AND 7 OLD ROAD, EAST PECKHAM**

The Director of Planning, Housing and Environmental Health reported an alleged breach of planning control relating to the unauthorised construction of an extension to the building consisting of a roof and supporting structure on top of an existing wall.

**RESOLVED:** That an Enforcement Notice BE ISSUED, the detailed wording of which to be agreed with the Director of Central Services, requiring the removal of the unauthorised development.

**AP2 16/8 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.00 pm