

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 25th May, 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 R P Betts, Cllr M A Coffin, Cllr Mrs S L Luck, Cllr B J Luker, Cllr P J Montague, Cllr S C Perry, Cllr Miss J L Sergison and Cllr Miss S O Shrubsole

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

Apologies for absence were received from Councillors Mrs S M Barker, L J O'Toole, H S Rogers and T B Shaw

PART 1 - PUBLIC

AP2 16/24 DECLARATIONS OF INTEREST

Councillor Mrs Kemp (Chairman) declared an Other Significant Interest in application TM/16/00892/RM (Little Reeds, Ford Lane, Trottiscliffe) on the grounds that she was a close neighbour to the application site. She withdrew from the meeting and the Vice-Chairman (Councillor S Jessel) chaired the Committee during consideration of this item.

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

AP2 16/25 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 13 April 2016 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 16/26 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 16/27 TM/16/00920/FL - ABBEYFIELD GREENSTED RESIDENTIAL HOME, 16 THE ORPINES, WATERINGBURY

Demolition of the existing Greensted Residential Care home and the erection of 51 older person's extra care units (C2 use class) with associated communal facilities, landscaping and parking at Abbeyfield Greensted Residential Home, 16 The Orpines, Wateringbury.

Members had due regard for the comments raised by the members of the public and the agent in respect of this application. After careful consideration, it was

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) Updating the list of approved documents as necessary

(2) Amended Condition:

3. The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle and cycle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: To ensure no adverse impact on highway safety resulting from hazardous on-street parking.

(3) Additional Informative:

11. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of the highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every respect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

[Speakers: Mr R Tripp – Watlingbury Parish Council; Mr M Cayzer, Mr Fullthorpe, Mrs Fullthorpe, Mr Clark, Mr D Martins, Mr D Mitchelmore, Mr R Bowie, Mr B Cann, Mr C Talbert, Mr P Farr and Mr Constable – members of the public and Ms E Timbers and Mr L Steer – agent and applicant]

AP2 16/28 TM/14/02992/FL - A TO Z GEOGRAPHERS LTD, 173-199 FAIRFIELD ROAD, BOROUGH GREEN

Demolition of the existing Geographers A-Z buildings on the site and for the erection of 41 residential units with associated car parking, access, footways, associated infrastructure works, and landscaping at A To Z Geographers Ltd, 173 - 199 Fairfield Road, Borough Green.

Members had regard to the new offer of £320,000 for off- site affordable housing or the provision of 4 units on site (3 bed houses) set out in a letter from the agent and summarised in a briefing note both circulated in advance of the meeting. The main points were also repeated in the supplementary report of the Director of Planning, Housing and Environmental Health.

After careful consideration, it was

RESOLVED: That the application be APPROVED, subject to:

(1) the applicant entering into a legal agreement in respect of:

- Affordable housing
- Open space provision
- Contribution to Kent County Council community facilities

(2) the submitted details, conditions, reasons and informatives set out in the main report of the Director of Planning, Housing and Environmental Health

[Speakers: Mr J Collins – agent]

AP2 16/29 TM/16/00211/FL - BRIONNE, THE STREET, RYARSH, WEST MALLING

Proposed demolition of existing property and erection of three detached dwellings, detached garages, new highways access plus other ancillary works. Resubmission of TM/15/02952/FL at Brionne, The Street, Ryarsh

RESOLVED: That the application be REFUSED for the following reason:

- (1) The proposals by reason of the scale and bulk is overdevelopment and detrimental to the character and

appearance of the Conservation Area and the visual amenities of the street scene. It is thereby contrary to s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 17, 57, 58, 61, 131, 132 and 133 of the National Planning Policy Framework 2012, policies CP1, CP13, P24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Tonbridge and Malling Managing Development and the Environmental Development Plan Document 2012.

[Speakers: Ms N Stouppa-Moss, Mr J Steel and Mr Highstead – members of the public]

AP2 16/30 TM/16/00235/FL - FAIRSEAT FARM HOUSE, VIGO ROAD, FAIRSEAT

Construction of flint stone and brick wall along north west side boundary at Fairseat Farm House, Vigo Road, Fairseat.

RESOLVED: That the application be DEFERRED for a Members' Site Inspection and to seek clarification over whether correct Certificate submitted in regard to the extent of the development.

[Speakers: Stansted Parish Council – Ms P Faulkner, Mr Everitt – on behalf of the Fairseat Village Hall Committee; Mr Pallant – member of the public and Mr R Elliot - agent]

AP2 16/31 TM/16/00702/FL - 1A MARION COTTAGES, MAIDSTONE ROAD, WROTHAM HEATH

Erection of 1no. 4 bedroom detached dwelling at 1A Marion Cottages, Maidstone Road, Wrotham Heath

RESOLVED: That planning permission be REFUSED for the following reason:

- (1) The proposal by reason of the scale and bulk is over development and detrimental to the visual amenities of the street scene. It is thereby contrary to Paragraphs 17, 57, 58, 61 of the National Planning Policy Framework 2012, policies CP1, CP13, P24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2012.

[Speaker: Platt Parish Council – Mr T Bonser]

AP2 16/32 TM/16/00892/RM - LITTLE REEDS, FORD LANE, TROTTISCLIFFE

Reserved matters of appearance, landscaping and scale, minor change to approved layout and details of materials (condition 4), Levels (condition 5), Drainage (condition 9) and Tree Survey (condition 11) pursuant to outline planning permission TM/15/01687/OA (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) - Little Reeds, Ford Lane, Trottiscliffe.

RESOLVED: That Reserve Matters 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 Condition:

4. The Portuguese Laurel hedge hereby approved (or any alternative hedge species to be agreed in writing by the Local Planning Authority) shall be allowed to grow and subsequently retained at a minimum height of 2.5m.

Reason: In the interests of landscape screening.

[Speaker: Mr N Williams – agent]

AP2 16/33 ENFORCEMENT ACTION - UPDATE (INFORMATION REPORT)

The joint report of the Director of Planning, Housing and Environmental Health and the Director of Central Services provided an update on the enforcement action taken using emergency powers in connection with:

- the demolition of the Rose and Crown Public House, East Peckham; and
- the unauthorised use of land as a depot and associated parking of vehicles and siting of various structures at Nepicar Farm, Wrotham Heath.

Members noted that Notices were served on 25 May and 13 May 2016 respectively.

AP2 16/34 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 10.45 pm