

# **TONBRIDGE AND MALLING BOROUGH COUNCIL**

## **AREA 3 PLANNING COMMITTEE**

**Thursday, 19th March, 2015**

**Present:** Cllr A K Sullivan (Chairman), Cllr R W Dalton (Vice-Chairman), Cllr J Atkins, Cllr J A L Balcombe, Cllr T Bishop, Cllr Mrs B A Brown, Cllr D A S Davis, Cllr D Keeley, Cllr S M King, Cllr Miss A Moloney, Cllr Mrs A S Oakley, Cllr M Parry-Waller, Cllr Mrs E A Simpson, Cllr D W Smith, Cllr R Taylor and Cllr Mrs C J Woodger

Councillor Mrs S Murray was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs J M Bellamy and P J Homewood

### **PART 1 - PUBLIC**

#### **AP3 15/10 DECLARATIONS OF INTEREST**

Councillor Mrs Woodger declared an Other Significant Interest in the alleged unauthorised development (15/00037/COH) at Orchard Farm, Well Street, East Malling as she had on occasion used the facilities and looked after the owner's horses. She withdrew from the meeting during the discussion of this item.

#### **AP3 15/11 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 8 January 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**

#### **AP3 15/12 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.

**AP3 15/13 TM/14/03341/FL - ROCHESTER AIRPORT, MAIDSTONE ROAD, CHATHAM**

Formation of a lit paved runway with parallel grass runway, formation of grassed bund, re-siting of helipads, erection of two hangars, a hub building with control tower and associated building, erection of fencing and gates, formation of associated car parking areas, fuel tank enclosure, family viewing area and a memorial garden (detailed submission) plus demolition of a range of structures (identified on plan) and removal of portable structures at Rochester Airport, Maidstone Road, Chatham.

The application was WITHDRAWN from this agenda to enable the implications of the proposed legal action against Medway Council to be fully assessed in relation to the Borough Council's consideration of its undetermined application.

**AP3 15/14 TM/14/04151/RM - FORMER PETERS PIT AND PETERS WORKS SITE, HALL ROAD, WOULDHAM**

Reserved matters application for phase 1 being appearance, landscaping, layout and scale pursuant to outline application TM/05/00989/OAEA (Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works) at Former Peters Pit And Peters Works Site, Hall Road, Wouldham.

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

- (1) the additional plan indicating the proposed play area to be sited on land adjoining the riverside walkway (paragraph 6.17 of the main report refers) being cited as an approved plan.
- (2) Officers to investigate the potential of an additional condition to be imposed requiring compliance with the terms of the restricted covenants described by the applicant prior to issuing the decision. [Subsequent conversations with the applicant indicated that this could be dealt with by an Unilateral Undertaking]

[Speakers: Mr T Fulwell – Wouldham Parish Council; Miss G Goode and Mr T Fulwell – members of the public and Mr C Hall - applicant]

**AP3 15/15 TM/14/02831/FL - 206 BIRLING ROAD, SNODLAND**

Demolition of existing and erection of one detached house and four detached bungalows and associated parking provision at 206 Birling Road, Snodland.

**RESOLVED:** That the application be DEFERRED for a Members' Site Inspection

**AP3 15/16 TM/14/04275/FL - 22 HERON ROAD, LARKFIELD**

Erection of a two storey attached dwelling at 22 Heron Road, Larkfield

**RESOLVED:** That the application be DEFERRED for a Members' Site Inspection

**AP3 15/17 TM/14/03612/FL - SCARBOROUGH BUILDINGS, ROCHESTER ROAD, BURHAM**

Extension to an existing agricultural building at Scarborough Buildings, Rochester Road, Burham.

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

[Speakers: Mrs J Webster – member of the public and Mr D Wood – agent]

**AP3 15/18 TM/14/03467/FL - 38A LARKFIELD ROAD, LARKFIELD**

Change of use from office (B1) to an office (B1)/taxi control office (sui generis) at 38A Larkfield Road, Larkfield.

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

(1) The addition of an informative:

3. It is advised that the approved staff car parking area is demarcated either by the installation of signage or by the marking of bays in order to prevent general car parking from occurring within the taxi office spaces.

[Speaker: Mr S Mcguirk – applicant]

**AP3 15/19 TM/14/02455/FL - UNIT 12, YEW TREE INDUSTRIAL ESTATE, MILL HALL, AYLESFORD**

Change of use to the display and supply of specialist hydroponics equipment at Unit 12 Yew Tree Industrial Estate, Mill Hall, Aylesford.

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

[Speakers: Mrs Bernasconi – member of the public and Mr T Palmer – applicant]

**AP3 15/20 ALLEGED UNAUTHORISED DEVELOPMENT 15/00037/COH - ORCHARD FARM, WELL STREET, EAST MALLING**

The report advised of the unauthorised erection of six floodlighting columns approximately 3m high around an outdoor sand school without the benefit of planning permission at Orchard Farm, Well Street, East Malling.

**RESOLVED:** That an Enforcement Notice be issued, the detailed wording of which to be agreed with the Director of Central Services, to require the removal of the floodlights from the perimeter of the sand school.

**AP3 15/21 UPDATE ON UNAUTHORISED DEVELOPMENTS IN EAST MALLING**

The main and supplementary reports of the Director of Planning, Housing and Environmental Health provided an update on the current situation regarding the works to the listed section of ragstone wall, the new section of ragstone wall and the fence at Ivy House Farm, Chapel Street, East Malling.

In addition, Members noted the current progress of the enforcement action, following the authorisation to serve enforcement notices for the works to the converted oast house and the extensions of the residential curtilage of the properties in Darcy Court at the area planning committee on 20 November 2014.

Members asked that officers revisit measurements of the boundary fence and assertions that land levels had been altered. Officers were also asked to discuss with the Conservation Officer how the junction between the altered boundary wall and the end pillar would technically work.

**PART 2 - PRIVATE**

**AP3 15/22 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 10.00 pm