

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 3 PLANNING COMMITTEE**

**Thursday, 8th October, 2015**

**Present:** Cllr M Parry-Waller (Chairman), Cllr D Lettington (Vice-Chairman), Cllr Mrs S Bell, Cllr T Bishop, Cllr Mrs B A Brown, Cllr T I B Cannon, Cllr R W Dalton, Cllr D A S Davis, Cllr Mrs S M Hall, Cllr S M Hammond, Cllr D Keeley, Cllr S M King, Cllr Mrs A S Oakley, Cllr R V Roud, Cllr A K Sullivan, Cllr B W Walker and Cllr T C Walker

Councillors N J Heslop and H S Rogers were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors M C Base, Mrs T Dean and D Markham

### **PART 1 - PUBLIC**

#### **AP3 15/47 DECLARATIONS OF INTEREST**

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

#### **AP3 15/48 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 16 July 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 15/49 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 15/50 TM/15/00307/FL - HEATH PARK 45 THE HEATH 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.

**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 and in the supplementary report tabled at the meeting subject to the addition of Informative

5. The applicant is reminded that the installation of any additional structures, including hot tubs, 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.

**AP3 15/51 TM/15/00547/FL - 92 THE ROCKS ROAD AND ROCKS FARM 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, Rocks Road and Rocks Farm, East Malling.

APPLICATION WITHDRAWN FROM AGENDA

**AP3 15/52 TM/15/02456/FL - THE WALNUT TREE 10 BRADBOURNE LANE DITTON**

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.

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

1. The proposed use would, by reason of the proximity to residential properties, be likely to result in unacceptable noise and disturbance to these properties, which it has not been clearly demonstrated can be controlled by appropriate conditions. This would consequently result in harm to the residential amenities of the nearby properties which is contrary to policy CP24 of the Tonbridge and Malling Core Strategy 2007.

[Speakers: Mr A Piper – Ditton Parish Council; Mr A Mulcuck, Mrs J Elliott, Mr P Beckett, Ms C Newberry, Mr M White and Mr T Gibbons – members of the public; and Mr S Powell – Agent]

**AP3 15/53 TM/15/02503/FL - 206 BIRLING ROAD, SNODLAND**

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

**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 and in the supplementary report tabled at the meeting subject to

- (1) the deletion of Condition 3 as set out in the main report as this conflicts with the requirements of Condition 17, which takes precedence;
- (2) as a consequence of (1), Conditions 4 to 19 be re-numbered accordingly as Conditions 3 to 18; and
- (3) the new Condition 16 be amended to read as follows:-

16. Prior to the commencement of the development hereby approved a contoured site plan and scaled sectional drawings shall be submitted to and approved by the Local Planning Authority. The drawings shall show the precise relationship of the slab and finished floor levels of the proposed development, eaves and ridge heights of the approved buildings. The development shall be implemented in accordance with the details as approved.

Reason: In the interests of the residential amenities of the occupants of the adjacent property.

[Speakers: Mr P Morrish, Mrs E Dowsett and Mrs A Atkinson – members of the public; Mr J Chapman – on behalf of the Applicant]

**AP3 15/54 TM/15/02659/FL - 269 MALLING ROAD, SNODLAND**

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.

**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.

**AP3 15/55 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.29 pm