

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 7th January, 2016

Present: Cllr M Parry-Waller (Chairman), Cllr D Lettington (Vice-Chairman), Cllr M C Base, 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 T Dean, Cllr S M Hammond, Cllr D Keeley, Cllr S M King, Cllr D Markham, 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, Mrs F A Kemp and H S Rogers were also present pursuant to Council Procedure Rule No 15.21.

An apology for absence was received from Councillor Mrs S M Hall

PART 1 - PUBLIC

AP3 16/1 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct. However, Councillors Mrs Dean and Roud advised that they were members of East Malling Conservation Group and Councillors Bishop and Mrs Oakley advised that they were Members of East Malling and Larkfield Parish Council. They remained in the meeting for consideration of the planning application at Rocks Farm, The Rocks Road, East Malling.

AP3 16/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 26 November 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 16/3 DEVELOPMENT CONTROL

Decisions were taken on the following applications subject to the prerequisites, 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 16/4 TM/15/00547/FL - ROCKS FARM, THE ROCKS ROAD, 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.

RESOLVED: That the application be APPROVED in accordance with the details set out in the supplementary report of the Director of Planning, Housing and Environmental Health (tabled at the meeting) and the conditions, reasons and informatives set out in the main report of the Director of Planning, Housing and Environmental Health, subject to the amendment of the pre-condition at paragraph 7.1 to read:

7.1 Grant Planning Permission in accordance with the following details: Letter dated 17.09.2015, Site Layout 21970A/12 V proposed dated 17.09.2015, Sections 21970A/200F proposed dated 17.09.2015, Artist's Impression 21970A_300D dated 17.09.2015, Artist's Impression 21970A_301D dated 17.09.2015, Artist's Impression 21970A_302C dated 17.09.2015, Photographs 21970_303C dated 17.09.2015, Proposed Plans and Elevations 21970A/502F dated 17.09.2015, Proposed Elevations 21970A/503F dated 17.09.2015, Proposed Plans and Elevations 21970A/504F dated 17.09.2015, Proposed Elevations 21970A/505G dated 17.09.2015, Proposed Plans and Elevations 21970A/506F dated 17.09.2015, Proposed Elevations 21970A/507F dated 17.09.2015, Proposed Plans and Elevations 21970A/508E dated 17.09.2015, Proposed Elevations 21970A/509F dated 17.09.2015, Proposed Plans and Elevations 21970A/510 D dated 17.09.2015, Proposed Plans and Elevations 21970A/511 D dated 17.09.2015, Other dated 17.09.2015, Other Planning Addendum dated 17.09.2015, Tree Protection Plan CTC1495-OTPP dated 17.09.2015, Tree Removal Plan CTC1495-TRP dated 17.09.2015, Location Plan 21970A/05 C dated 20.11.2015, Report REPTILE SURVEY dated 19.02.2015, Bat Survey dated 19.02.2015, Existing Plans 30881/2001/003 dated 19.02.2015, Site Survey A90 SHEET 5 dated 19.02.2015, Site Survey A90 SHEET 3 dated 19.02.2015, Assessment ARBORICULTURAL dated 19.02.2015, Method Statement ARBORICULTURAL dated 19.02.2015, Environmental Assessment dated 19.02.2015, Flood Risk Assessment dated 19.02.2015

[Speakers: Mrs A Baumber, Mr M Mansell, Mr S Lockett, Mr M Dixon, Mr M Harris, Mr P Martin, Mr J Thompson (on behalf of East Malling Conservation Group), Mr P Rufus, Mr J Williams and Mr S Atkins – members of the public; and Mr C Hawkins – Agent to the applicant]

PART 2 - PRIVATE

AP3 16/5 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.44 pm