

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 26th February, 2015

Present: Cllr R D Lancaster (Chairman), Cllr V M C Branson (Vice-Chairman), Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr Mrs P Bates, Cllr P F Bolt, Cllr D J Cure, Cllr M O Davis, Cllr Mrs M F Heslop, Cllr N J Heslop, Cllr M R Rhodes, Cllr Miss J L Sergison, Cllr Ms S V Spence and Cllr D J Trice

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

Apologies for absence were received from Councillors A W Allison, Ms J A Atkinson, T Edmondston-Low, Miss J R L Elks and C P Smith

PART 1 - PUBLIC

AP1 15/1 DECLARATIONS OF INTEREST

Councillor Baldock declared an Other Significant Interest in application TM/14/02674/OA in that he knew one of the neighbours to the site. He withdrew from the meeting during consideration of this item.

AP1 15/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 23 October 2014 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

AP1 15/3 DEVELOPMENT CONTROL AND SUPPLEMENTARY REPORTS

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.

AP1 15/4 TM/14/02674/OA - 31-36 QUARRY HILL ROAD, TONBRIDGE

Outline application for the demolition of existing buildings and erection of a 63 bedroom care home (use class C2), with associated parking and landscaping at 31-36 Quarry Hill Road, Tonbridge.

RESOLVED: That the application be

REFUSED for the following reason

1. The proposed building by virtue of its scale, bulk, massing, detailed design and external appearance would be out of keeping with the surrounding built form and the built environment generally and would therefore be detrimental to the prevailing scale and resultant character of Quarry Hill Road which will detract from the character of this part of the Conservation Area and associated views from and within it. As a result, the proposal is contrary to Policy CP24 of the Tonbridge and Malling Core Strategy 2007 and policy SQ1 of Managing Development and Environment DPD2010 and would lead to the unjustified harm to heritage assets contrary to paragraphs 131 and 132 of the National Planning Policy Framework 2012.

[Speakers: Mrs A Young, Mr A Young, Dr S Wilson, Miss S Russell, Mr M Carlow, Ms J Lewis, Mr E Power – members of the public; Mr J Tarzey – Agent]

AP1 15/5 TM/14/03644/FL - ALEXANDER STABLES, VINES LANE, HILDENBOROUGH

Demolition of existing buildings on site and construction of 2 detached residential dwellings and associated access and landscaping at Alexander Stables, Vines Lane, Hildenborough, Tonbridge.

APPLICATION WITHDRAWN FROM AGENDA

AP1 15/6 TM/14/02628/OA - 82 GOLDSMID ROAD, TONBRIDGE

Outline Application: Demolition of the rear garage and the construction 6 new dwellings in total. The works will involve part conversion and extension to existing building at 82 Goldsmid Road, Tonbridge.

RESOLVED: That the application be

DEFERRED for a Members' site inspection.

[Speakers: Mrs S Jackson – member of the public]

AP1 15/7 TM/14/03797/FL - 1 WATERLOO ROAD, TONBRIDGE

Change of use to D1 to operate a children's day nursery at 1 Waterloo Road, Tonbridge.

APPLICATION WITHDRAWN FROM AGENDA

AP1 15/8 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.49 pm