

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 1 PLANNING COMMITTEE**

**Thursday, 30th July, 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 A Bates, Cllr P F Bolt, Cllr J L Botten, Cllr D J Cure, Cllr M O Davis, Cllr T Edmondston-Low, Cllr B T M Elks, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr Ms S V Spence and Cllr F G Tombolis

Apologies for absence were received from Councillors Ms J A Atkinson, Mrs M F Heslop, N J Heslop, M R Rhodes and C P Smith

#### **PART 1 - PUBLIC**

##### **AP1 15/25 DECLARATIONS OF INTEREST**

Councillor Mrs Anderson declared an Other Significant Interest in application TM/15/01777FL (Faulkners Farm, Ashes Lane, Hadlow) on the grounds that her employers were involved in advising parties to the development. She withdrew from the meeting after making a statement.

Councillor Davis declared an Other Significant Interest in application 14/00193/COM (Hilden Grange School, 62 Dry Hill Park Road, Tonbridge) on the grounds that his legal firm had business dealings with the School. He withdrew from the meeting for this item and did not participate in the discussion.

##### **AP1 15/26 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 1 Planning Committee held on 2 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**

##### **AP1 15/27 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.

**AP1 15/28 TM/14/04251/FL - ENTERPRISE HOUSE, AVEBURY AVENUE, TONBRIDGE**

Demolition of buildings known as Enterprise House 1 and Enterprise House 2 and the construction of a total of 44 residential units (including 7 units to provide specialist accommodation for women who have suffered domestic violence along with ancillary support facilities), associated parking, landscaping, refuse storage and cycle storage at Enterprise House, Avebury Avenue, Tonbridge

**RESOLVED:** That the application be APPROVED in accordance with the following submitted details as set out in the supplementary report of the Director of Planning, Housing and Environment Health (tabled at the meeting):

Site Plan PL\_1000 D dated 02.07.2015, Proposed Floor Plans PL\_1001 D dated 02.07.2015, Proposed Floor Plans PL\_1002 F dated 02.07.2015, Proposed Floor Plans PL\_1003 F dated 02.07.2015, Proposed Floor Plans PL\_1004 E dated 02.07.2015, Proposed Elevations PL\_3000 D dated 02.07.2015, Street Scenes PL\_3001 C dated 02.07.2015, Street Scenes PL\_3002 D dated 02.07.2015, Street Scenes PL\_3004 C dated 02.07.2015, Proposed Roof Plan PL\_1005 D dated 09.07.2015, Street Scenes PL\_2000 C dated 09.07.2015, Schedule DRAWING REGISTER dated 09.07.2015, Email PARKING dated 27.05.2015, Email PARKING SURVEY dated 29.05.2015, Survey PARKING dated 29.05.2015, Flood Risk Assessment SUPPLEMENTARY REPORT ON DRAINAGE dated 16.06.2015, Drawing ADD INFO 3RD FLOOR LEVEL dated 09.07.2015, Drawing ADD INFO LONGITUDINAL SECTION dated 09.07.2015, Drawing ADD INFO 2ND FLOOR LEVEL dated 09.07.2015, Drawing ADD INFO 1ST FLOOR LEVEL dated 09.07.2015, Tree Plan R482TCP Rev 2 dated 23.07.2015, Tree Protection Plan R482TPP Rev 1 dated 23.07.2015, Tree Report dated 23.07.2015, Report Desk study dated 29.01.2015, Transport Statement dated 04.02.2015, Email Fm agent-KCC statement dated 09.04.2015, Schedule of accommodation dated 22.12.2014, Statement Affordable Housing dated 22.12.2014, Details Engineering issues dated 22.12.2014, Design and Access Statement dated 22.12.2014, Flood Risk Assessment dated 22.12.2014, Energy Statement dated 22.12.2014, Ground Investigation Report dated 22.12.2014, Method Statement Remediation dated 22.12.2014, Drainage Layout FRA700 dated 22.12.2014, Topographical Survey 3520-1 dated 22.12.2014, Elevations 3520-2 dated 22.12.2014, Elevations 3520-3 dated 22.12.2014, Location Plan 0100 dated 22.12.2014, Drawing ADDENDUM TO D\_A dated 16.04.2015

and subject to the following:

- (1) The applicant entering into a Unilateral Undertaking concerning the eligibility of future residents to the Borough Council's residents parking scheme;
- (2) In accordance with the conditions and reasons set out in the supplementary report of the Director of Planning, Housing and Environmental Health (tabled at the meeting); and
- (3) In accordance with the informatives set out in the main report of the Director of Planning, Housing and Environmental Health

[In accordance with Council and Committee Procedure Rule 8.6 of the Constitution Councillors P Bolt and Ms S Spence asked that their vote against the recommendation to approve be recorded.]

[Speakers: Mr Docherty, Mrs J Williams and Mr J Clines – members of the public]

#### **AP1 15/29 TM/15/01777/FL - FAULKNERS FARM, ASHES LANE, HADLOW**

Variation of conditions 1 and 6 to planning permission TM/14/02774/FL (Demolition of goat shed and siting of two new temporary buildings onsite, move proposed school fence south into Faulkners Farm courtyard (amended scheme to that previously approved under planning permission TM/14/00114/FL)) to enable the temporary school to operate until 30 December 2016 and to increase the number of pupils attending it from 158 to 185 at Faulkners Farm, Ashes Lane, Hadlow

**RESOLVED:** That the application be APPROVED in accordance with the following submitted details as set out in the supplementary report of the Director of Planning, Housing and Environmental Health (tabled at the meeting):

Report TRAFFIC MANAGEMENT PLAN received 22.07.2015, Travel Plan received 22.07.2015, Planning Statement received 29.05.2015, Proposed Layout DHA/10125/03 C received 29.05.2015, Location Plan DHA/10125/01 A received 29.05.2015,

and the conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health; subject to

- (1) Amendment of condition:
  1. The temporary school use hereby permitted shall be discontinued, the buildings hatched on plan number DHA/10125/03C attached to this decision notice removed from the site, and the land restored to its former use on or before 30 December 2016 or within one month of the opening of any permanent school at Hadlow College, whichever is the earlier.

Reason: In the interests of preserving the open nature and function of the Metropolitan Green Belt.

(2) Addition of condition:

7. The use shall at all times be undertaken in accordance with the measures set out in the Travel Plan and the Traffic Management Plan hereby approved and both plans shall be monitored to ensure strict compliance at all times.

Reason: In the interests of highway safety and residential amenity.

(3) Addition of informative:

3. The Local Planning Authority request that the applicant liaise closely with the local community regarding progress towards completion of the new permanent school at Hadlow College and the associated removal of the temporary school buildings hereby permitted. Furthermore, the applicant is encouraged to consider any opportunities to provide support to Kent County Council Highways regarding local road safety improvement measures.

[Speakers: Ms J Andrews on behalf of Mr and Mrs Halligan – members of the public and Mr M Page – agent]

**AP1 15/30 ALLEGED UNAUTHORISED DEVELOPMENT 14/00193/COM - HILDEN GRANGE SCHOOL, 62 DRY HILL PARK ROAD, TONBRIDGE**

The report advised of works not in accordance with plans approved on 4 April 2011 under planning reference TM/10/03506/FL. It was reported that the approved drop off area with visitor and disabled parking bays to the front of the main school building had not been provided and the area remained in use for general staff parking.

**RESOLVED:** That an Enforcement Notice be issued, the detailed wording of which to be agreed with the Director of Central Services, requiring the provision of the forecourt area in accordance with the previously approved plans.

**AP1 15/31 DIVERSION OF PUBLIC FOOTPATH MU93 (PART) TONBRIDGE**

The report of the Director of Central Services referred to the refurbishment scheme at Town Lock in Tonbridge. As a result of the scheme amending the route of the public footpath (MU93) leading through the site a diversion to part of the footpath was necessary. It was also proposed to extend the footpath by 155 metres.

The existing route was shown on the plan, attached as Appendix 1 to the report, by a solid black line, the diverted route was shown as a broken black line between points A – B and the extension shown as a continuation of the broken line to point C. The new route would have a minimum width of 2 metres and be surfaced with block paving.

**RESOLVED:** That

- (1) the making of an Order to divert part of the public right way MU93 Tonbridge be authorised; and
- (2) the confirmation of the Order be approved; *or*
- (3) the Order be referred to the Secretary of State for Communities and Local Government for determination if any objections are sustained

**AP1 15/32 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.58 pm