

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 17th September, 2015

Present: Cllr R D Lancaster (Chairman), Cllr V M C Branson (Vice-Chairman), Cllr Mrs J A Anderson, Cllr Mrs P A Bates, Cllr P F Bolt, Cllr J L Botten, Cllr B T M Elks, Cllr Mrs M F Heslop, Cllr N J Heslop, Cllr M R Rhodes, Cllr Miss J L Sergison, Cllr C P Smith and Cllr Ms S V Spence

Apologies for absence were received from Councillors Ms J A Atkinson, O C Baldock, D J Cure, M O Davis, T Edmondston-Low, H S Rogers and F G Tombolis

PART 1 - PUBLIC

AP1 15/33 DECLARATIONS OF INTEREST

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

AP1 15/34 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 30 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 15/35 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 15/36 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, Tonbridge.

RESOLVED: That the application be APPROVED in accordance with the 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 addition of conditions

12. No development shall take place until details of proposed finished floor, ridge and eaves levels of each of the dwellings have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved level details.

Reason: In the interests of visual amenity.

13. Prior to the commencement of the development hereby approved, arrangements for the management of demolition and construction traffic to and from the site (including hours of operation and deliveries of materials to the site) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme unless any variation has been agreed by the Local Planning Authority in writing beforehand.

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

(2) The amendment of the Informatives to read:-

1. The Borough Council will need to create new street name(s) for this development together with a new street numbering scheme. To discuss the arrangements for the allocation of new street names and numbers you are asked to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to addresses@tmbc.gov.uk. To avoid difficulties, for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.

2. The Local Planning Authority supports the Kent Fire Brigade's wish to reduce the severity of property fires and the number of resulting injuries by the use of sprinkler systems in all new buildings and extensions.

3. With regard to the construction phase of the development, the applicant is asked to take all reasonable steps to mitigate any impact upon surrounding residents. With this in mind, they are strongly encouraged to apply for a Section 61 Control of Pollution Act 1974 'prior

consent' notice to regulate working hours/methods. It is recommended that you contact the Environmental Health Pollution Control Team on pollution.control@tmhc.gov.uk in advance of the commencement of works to discuss this further. The applicant is also advised not to undertake construction works outside the hours of 08.00-18:00 Mondays to Fridays, 08:00-13:00 on Saturdays and not to undertake works on Sundays, Bank or public holidays. Furthermore, arrangements for the management of demolition and construction traffic to and from the site should be carefully considered in the interests of residential amenities and highway safety. With regard to works within the limits of the highway and construction practices to prevent issues such as the deposit of mud on the highway, the applicant is encouraged to consult The Community Delivery Manager, Kent County Council, Kent Highway Services, Double Day House, St Michaels Close, Aylesford Tel: 03000 418181 at an early time.

4. It is recommended that bonfires are not held at the site as this can cause justifiable nuisance for neighbours.

5. The Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in the future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

[Speakers: Mrs M Coles – Hildenborough Parish Council; Mr H Smith, Mrs E Smith, Mr D Burrows, Mr R Howe, Mrs S Howe, Mrs G Shukla, Mr D Shukla (on behalf of Mr D Davis), Mr A Rucker – members of the public; and Mr M Blythin – Agent]

AP1 15/37 TM/15/01411/FL - 22 HARDWICK ROAD, HILDENBOROUGH

Demolition of existing garage and erection of replacement two storey side extension, single storey rear extension and front porch at 22 Hardwick Road, Hildenborough.

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

[In accordance with Council and Committee Procedure Rule 8.6 of the Constitution Councillor Branson asked that her vote against the recommendation to approve be recorded]

[Speakers: Mrs M Coles – Hildenborough Parish Council; Mr G Boyse – member of the public]

AP1 15/38 TM/15/01642/FL - 7 AND 8 CHURCH ROAD, HILDENBOROUGH

Proposed two storey rear and side extensions at 7 and 8 Church Road, Hildenborough.

RESOLVED: That planning permission be REFUSED for the following reason:-

1. The proposed extension by virtue of its overall footprint, bulk, siting and proximity to the boundary would be an overbearing and oppressive form of development when viewed from the main private garden area of 9 Church Road, to the detriment of their residential amenities. The proposal is therefore contrary to policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, policy SQ1 of the Managing Development and Environment DPD 2010 and saved policy P4/12 of the Tonbridge and Malling Borough Local Plan 1998.

[Speakers: Mr Thompson – member of the public; Mr S Hiscocks – Agent]

AP1 15/39 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.27 pm