

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 5th March, 2014

Present: Cllr Mrs F A Kemp (Chairman), Cllr Mrs E M Holland (Vice-Chairman), Cllr M A C Balfour, Cllr C Brown, Cllr F R D Chartres, Cllr S R J Jessel, Cllr Mrs S Luck, Cllr B J Luker, Cllr Mrs S Murray, Cllr T J Robins, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr Miss S O Shrubsole and Cllr M Taylor

Councillors O C Baldock and N J Heslop were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs J A Anderson, M A Coffin and A G Sayer

PART 1 - PUBLIC

AP2 14/1 DECLARATIONS OF INTEREST

Councillor Mrs Luck declared an Other Significant Interest related to application TM/13/01952/FL (Mill Yard, 26 Swan Street, West Malling) as the development was adjacent to land in her ownership. She withdrew from the meeting during the discussion of this item.

AP2 14/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 11 December 2013 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

AP2 14/3 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.

AP2 14/4 TM/13/01464/FL - ROTARY HOUSE, NORMAN ROAD, WEST MALLING

Erection of a conservatory at Rotary House, Norman Road, West Malling.

RESOLVED: That the application be

DEFERRED for officers to seek an alternative scheme to overcome the suggested reasons for refusal, specifically with regard to the provision of alternative/additional parking.

[Speaker: Mr A Eddy – member of the public]

AP2 14/5 TM/13/01382/FL - CROWN POINT NURSERY, SEVENOAKS ROAD, IGHTHAM

Erection of new agricultural/nursery dwelling and demolition of existing buildings at Crown Point Nursery, Sevenoaks Road, Ightham.

RESOLVED: That the application be

APPROVED subject to:

- (1) The applicant entering into a satisfactory Planning Obligation (either a legal agreement or unilateral undertaking) to tie the occupation of the new dwelling to the operation of the agricultural unit (Crown Point Nursery); and
- (2) in accordance with the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health.

[Speakers: Ightham Parish Council (Mr J Edwards); Dr R Wickham – agent]

AP2 14/6 TM/13/03329/FL - FOUR SEASONS PARK, LABOUR IN VAIN ROAD, WROTHAM

Removal of condition 1 of planning permission TM/83/376 (as last varied by permission TM/94/0931/FL) to allow year round use of the whole caravan park at Four Seasons Park, Labour In Vain Road, Wrotham.

RESOLVED: That the application be

APPROVED in accordance with the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health; subject to:

(1) Amended Reason to Condition:

1. The caravans shall be occupied for holiday purposes only and not as any person's sole or main place of residence.

Reason: In order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation and is only used for holiday purposes.

[Speakers: Wrotham Parish Council (Mr H Rayner); Stansted Parish Council (Mr H Bott) and Mr M Taylor – agent]

AP2 14/7 TM/13/03598/FL - 1 MILL COTTAGES, MAIDSTONE ROAD, PLATT

Erection of one 3 bedroom (attached) dwelling with shared access and parking and two storey extension to existing house at 1 Mill Cottages, Maidstone Road, Platt.

RESOLVED: That the application be

DEFERRED for a Members' Site Inspection

[Speakers: Platt Parish Council (Mrs P Darby); Mr P Hunt – member of the public and Mr S Hiscocks (AHP Architects and Surveyors) – agent]

AP2 14/8 TM/13/01952/FL - MILL YARD, 26 SWAN STREET, WEST MALLING

Development comprising 4 no. two bedroom town houses and one retail unit plus associated parking and external works at Mill Yard, 26 Swan Street, West Malling.

RESOLVED: That the application be

DEFERRED for officers to investigate the strategy for management of construction traffic.

AP2 14/9 URGENT ITEMS

In accordance with Council Procedure Rules the Chairman decided that due to special circumstances the following item of business was urgent.

AP2 14/10 IMPLEMENTATION OF PLANNING PERMISSION FOR 171 DWELLINGS AT ISLES QUARRY WEST

The main and supplementary reports of the Director of Planning, Housing and Environmental Health provided an update on the implementation and monitoring of the development at Isles Quarry West, Borough Green.

Members were reminded that the planning permission that had been granted was subject to a number of key controlling conditions and accompanied by a S106 agreement. It was reported that perceived incidents of non-compliance with aspects of the approved scheme had been drawn to the Borough Council's attention. In view of this and the current progress of works it was considered appropriate to draw these matters to the attention of the Committee. The areas of concern were set out and addressed in the reports. Members were advised that the Borough Council monitored the site appropriately and this would continue together with a continuing dialogue with all parties concerned.

Following continuing investigations into these issues it was recommended that there was no reason for more formal intervention at this stage.

After careful consideration and serious discussion of the concerns raised, as set out in the main and supplementary reports, Members recognised that there had been a constructive response to locally expressed concerns and that officers had been active in investigating those concerns. In addition, Members were satisfied that appropriate measures were in place to address any perceived concerns and had every confidence in officers and other experts.

MATTERS FOR CONSIDERATION IN PRIVATE

AP2 14/11 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 10.00 pm