

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 28th May, 2014

Present: Cllr Mrs F A Kemp (Chairman), Cllr Mrs E M Holland (Vice- Chairman), Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr C Brown, Cllr F R D Chartres, Cllr M A Coffin, 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 A G Sayer, Cllr Miss J L Sergison and Cllr M Taylor

Councillor N J Heslop was also present pursuant to Council Procedure Rule No 15.21.

An apology for absence was received from Councillor Miss S O Shrubsole

PART 1 - PUBLIC

AP2 14/21 DECLARATIONS OF INTEREST

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

AP2 14/22 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 16 April 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

AP2 14/23 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 14/24 TM/13/03598/FL - 1 MILL COTTAGES, 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.

Careful consideration was given to the application and Members asked that their serious concerns regarding the junction between the access point and the A25 were recorded.

RESOLVED: That the application be REFUSED for the following reason:

- (1) The proposed access arrangement to the new dwelling would be likely to result in additional hazards to safety on the private track which is also used by children and visitors to the King Georges Playing Field and the allotments. The proposal will increase vehicle movements, including reversing movements and manoeuvring, on a long narrow track with limited opportunity for vehicles to pass each other and no provision for pedestrian separation. Therefore the proposal does not positively enhance the safety of the area and is contrary to Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

[Speaker: Mr T Bonser, Plaxtol Parish Council and Mr S Hiscocks, agent]

AP2 14/25 TM/13/03625/FL - CEDAR BUNGALOW, TROTTISCLIFFE

Demolition of Cedar Bungalow and outbuildings and erection of 3 terraced dwellings, landscaping and car park at Cedar Bungalow, Church Lane, Trottiscliffe.

RESOLVED: That the application be REFUSED for the following reason:

- (1) The proposal due to its overall mass, bulk and proximity to the flank boundary has an overbearing impact on 2 Trosley House Cottages, detrimental to its outlook and residential amenities. The proposal is contrary to Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and paragraph 17 of the National Planning Policy Framework 2012.

[Speakers: Mrs Hunt and Mr Smeddle, Members of the public and Mr N Brandreth, agent]

AP2 14/26 CHAIRMANS ANNOUNCEMENT

The Chairman advised the Committee that this meeting was the last one that the Development Control Manager (Mr Neil Hewett) would attend before his retirement. Members thanked Mr Hewett for his valuable

contribution to Planning Services and the Borough Council and wished him well for the future.

AP2 14/27 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.48 pm