

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**AREA 3 PLANNING COMMITTEE**

**Thursday, 9th January, 2014**

**Present:** Cllr A K Sullivan (Chairman), Cllr R W Dalton (Vice-Chairman), Cllr J Atkins, Cllr J A L Balcombe, Cllr Mrs J M Bellamy, Cllr T Bishop, Cllr Mrs B A Brown, Cllr D A S Davis, Cllr Mrs C M Gale, Cllr P J Homewood, Cllr D Keeley, Cllr S M King, Cllr Miss A Moloney, Cllr Mrs A S Oakley, Cllr M Parry-Waller, Cllr Mrs E A Simpson, Cllr R Taylor and Cllr Mrs Woodger.

An apology for absence was received from Councillor D W Smith.

**PART 1 - PUBLIC**

**AP3 14/1 DECLARATIONS OF INTEREST**

The Chairman, Councillor Sullivan, declared an Other Significant Interest in application TM/13/03354/FL in that he lived within the neighbourhood and was acquainted with the applicant. He withdrew from the meeting during consideration of this item. Councillor Dalton, the Vice-Chairman, took the chair for this item.

**AP3 14/2 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 21 November 2013 be approved as a correct record and signed by the Chairman.

**DECISIONS TO BE TAKEN BY THE COMMITTEE**

**AP3 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.

**AP3 14/4 TM/13/03356/AT - HOLTWOOD FARM SHOP, 365 LONDON ROAD,**

**AYLESFORD**

Advertisement consent for 3 no. fascia signs at Holtwood Farm Shop, 365 London Road, Aylesford.

**RESOLVED:** That the application be

REFUSED for the reasons set out in the report of the Director of Planning, Housing and Environmental Health.

**AP3 14/5 TM/13/03354/FL - LAND ADJACENT TO 84 COLLINGWOOD ROAD, AYLESFORD**

Change of use of land for the siting of 2 x shepherds huts and 2 x tents and the construction of a shower block for use for tourist purposes at Land adjacent to 84 Collingwood Road, Aylesford.

**RESOLVED:** That the application be

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

(1) the amendment of conditions 5 and 8 to read:

5. (i) the units of tourist accommodation shall not be occupied as a person's sole, or main place of residence;

(ii) An up to date register shall be kept, in legible English, of the main or home address of each of the occupants of the portable buildings as shown on the approved block plan and shall make the register available for inspection by the Local Planning Authority at an address notified in writing to the Local Planning Authority at 48 hours notice.

Reason: To ensure that the tourist accommodation (shepherd huts and tents) hereby approved are not used for permanent residential occupation which would constitute an inappropriate land use within the countryside and be contrary to Policy CP14 of the Tonbridge and Malling Borough Core Strategy 2007, Policy DC5 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010, paragraph 55 of the National Planning Policy Framework 2012.

8. Prior to the commencement of development a campsite management plan including details of where the accommodation would be positioned on the site, method for the disposal of waste, security measures for occupants and storage of tents and shepherds huts when not in use shall be submitted to and approved in writing by the Local Planning Authority. The campsite shall be operated in accordance with the approved management plan, unless agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

and (2) the addition of condition

11. The site shall only operate between 1 April and 30 September in the same year.

Reason: In the interests of site sustainability to ensure that the vegetation on the site has an opportunity to regenerate outside the periods of occupation.

[Speaker - Mr M Culver, Applicant]

**AP3 14/6 TM/12/03326/FL - BLACKLANDS, MILL STREET, EAST MALLING**

Demolition of existing industrial buildings and construction of 10 houses with associated garages, parking, roadways and landscaping at Blacklands, Mill Street, East Malling.

**RESOLVED:** That the application be

DEFERRED so that Officers can enter into discussions with the Applicant to seek the rebuilding and repair of the ragstone boundary wall on the boundary of the site adjacent to Bone Alley and for further investigations to be carried out into the relative heights and bulk of the buildings and the relationship with the properties in Middle Mill Road and clarification of the employment implications resulting from the loss of the existing uses on the site.

[Speakers: Mrs H Dale and Miss S Smith - local residents; and Mr Manlock - Agent to the applicant]

**MATTERS FOR CONSIDERATION IN PRIVATE**

**AP3 14/7 EXCLUSION OF PRESS AND PUBLIC**

No matters were considered in private.

The meeting ended at 8.55 pm