

# **TONBRIDGE AND MALLING BOROUGH COUNCIL**

## **AREA 1 PLANNING COMMITTEE**

**Thursday, 30th June, 2016**

**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 Mrs M F Heslop, Cllr N J Heslop, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr C P Smith and Cllr F G Tombolis

Apologies for absence were received from Councillors Ms J A Atkinson, B T M Elks, M R Rhodes and Ms S V Spence

### **PART 1 - PUBLIC**

#### **AP1 16/14 DECLARATIONS OF INTEREST**

Councillor T Edmondston-Low declared an Other Significant Interest in Application TM/16/00957/FL as he knew the architect for the scheme in a personal capacity. He withdrew from the meeting during consideration of this application.

#### **AP1 16/15 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 1 Planning Committee held on 7 April 2016 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 16/16 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 16/17 TM/16/01498/FL - 16 ROYAL AVENUE, TONBRIDGE**

Extension and change of use from single dwelling house to 7 bed HMO at 16 Royal Avenue, Tonbridge.

**RESOLVED:** That planning permission be REFUSED for the reasons stated in the report of the Director of Planning, Housing and Environmental Health.

[Speakers: Mr A Khlemanov, Mr R Whitelock, Mr C Churchman, Mrs J Hewitt, Mr S Jenkins, Mr L Cooper and Mr E Warren – members of the public; and Mr C Anderson – Agent to the Applicant]

**AP1 16/18 TM/16/00957/FL - 1 RODNEY AVENUE, TONBRIDGE**

Proposed two storey chalet style detached dwelling with associated parking and garden areas at 1 Rodney Avenue, Tonbridge.

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

1. The proposed new dwellinghouse, by virtue of its overall size and specific siting combined with the constrained nature of the plot, would result in a dominant and obtrusive form of development which would be out of character with and harmful to the street scene and surrounding locality. The proposed development is therefore contrary to policy CP24 of the Tonbridge and Malling Core Strategy 2007, policy SQ1 of the Managing Development and the Environment Development Plan Document 2010 and the core principles of the National Planning Policy Framework (paragraphs 17, 58 and 64).

[Speakers: Mr R Gray, Mr Brett, Mr C Fretwell, Mrs K Fretwell and Mrs G Featherstone – members of the public]

**AP1 16/19 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.05 pm