

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 6th July, 2016

Present: Cllr Mrs F A Kemp (Chairman), Cllr S R J Jessel (Vice-Chairman), Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr R P Betts, Cllr M A Coffin, Cllr Mrs S L Luck, Cllr P J Montague, Cllr L J O'Toole, Cllr S C Perry, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr T B Shaw and Cllr Miss S O Shrubsole

Councillors O C Baldock and M Taylor were also present pursuant to Council Procedure Rule No 15.21.

PART 1 - PUBLIC

AP2 16/35 DECLARATIONS OF INTEREST

Councillor Mrs Luck declared an Other Significant Interest in the item regarding the Alleged Unauthorised Development at 65 High Street, West Malling on the grounds that she was an adjoining neighbour to the site. She withdrew from the meeting during consideration of this item.

For reasons of transparency, Councillor Balfour reminded the Committee that he was the Cabinet Member for Environment and Transport at Kent County Council.

AP2 16/36 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 25 May 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

AP2 16/37 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.

AP2 16/38 TM/16/00413/FL - LAND PARCEL 2, LILLIEBURN, LEYBOURNE

Outside Adult Gym comprising a building of a wet pore surface, surrounding low fence and installation of gym equipment at Land Parcel 2, Lillieburn, Leybourne.

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

1. The proposal is a visually intrusive and urbanising form of development sited on a natural open space and is thus detrimental to the landscape and amenity value of a designated Amenity Green Space. It is thus contrary to paragraph 109 of the Tonbridge and Malling Borough Core Strategy 2007 and Policies OS1 and SQ1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2012.

[Speakers: Mr M Tamplin, Mrs J Tamplin and Mr M Cail – members of the public; Mr R Ulph on behalf of Leybourne Parish Council – Applicant]

AP2 16/39 TM/16/00505/FL - AREA 63, BEACON AVENUE, KINGS HILL

Erection of a residential development comprising 44 no. dwellings (Use Class C3) with associated access, parking, landscaping and infrastructure at Area 63, Beacon Avenue, Kings Hill.

RESOLVED: That planning permission be GRANTED in accordance with the submitted details, conditions, reasons and informatives set out in the report and supplementary report of the Director of Planning, Housing and Environmental Health and subject to the applicant entering into a Section 106 agreement covering a contribution towards meeting healthcare needs from the development and to the amendment of Condition 9 to read:-

9. Prior to the commencement of development, constructional details of the roadways and footways and any associated external lighting shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: In the interests of safety and amenity.

[Speakers: Mr A Board – Kings Hill Parish Council and Mr J Suckley – Agent]

AP2 16/40 TM/15/03865/FL - GREAT OAKS HOUSE, PUTTENDEN ROAD, SHIPBOURNE

Proposed conversion of existing stable and hay barn into dwellinghouse (including new roof and walling to hay barn) with associated creation of domestic curtilage, access and parking facilities at Great Oaks House, Puttenden Road, Shipbourne.

APPLICATION WITHDRAWN FROM THE AGENDA

AP2 16/41 TM/16/00235/FL - FAIRSEAT FARM HOUSE, VIGO ROAD, FAIRSEAT

Construction of flint stone and brick wall along north west side boundary at Fairseat Farm House, Vigo Road, Fairseat.

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

1. The proposed wall by reason of its height, siting and materials is visually harmful to the character and appearance of a Conservation Area. It is thus contrary to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 126 and 131 of the National Planning Policy Framework 2012, Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and Policy SQ1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2012.

AP2 16/42 ALLEGED UNAUTHORISED DEVELOPMENT - 15/00002/COM – 65 HIGH STREET, WEST MALLING

Alleged Unauthorised Development at 65 High Street, West Malling.

RESOLVED: That, subject to further negotiations taking place with regard to the submission of retrospective planning and listed building applications, a Listed Building Enforcement Notice be ISSUED to seek the removal of the unauthorised air conditioning unit and the new flue and air intake unit to the rear of the Grade I listed building along with a suitable scheme of restoration of the building following the removal of the equipment, the detailed wording of which to be agreed with the Director of Central Services following further liaison with relevant Officers.

AP2 16/43 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.19 pm