

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 3 PLANNING COMMITTEE**

**Thursday, 2nd June, 2016**

**Present:** Cllr M Parry-Waller (Chairman), Cllr Mrs S M Hall (Vice-Chairman), Cllr M C Base, Cllr Mrs S Bell, Cllr Mrs B A Brown, Cllr T I B Cannon, Cllr R W Dalton, Cllr D A S Davis, Cllr Mrs T Dean, Cllr S Hammond, Cllr D Keeley, Cllr S M King, Cllr D Lettington, Cllr Mrs A S Oakley, Cllr R V Roud, Cllr A K Sullivan, Cllr B W Walker and Cllr T C Walker

Councillor H S Rogers was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors T Bishop and D Markham

#### **PART 1 - PUBLIC**

##### **AP3 16/19 DECLARATIONS OF INTEREST**

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

##### **AP3 16/20 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 17 March 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 CONSITUTION**

##### **AP3 16/21 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.

**AP3 16/22 TM/16/00955/FL - COBDOWN SPORTS AND SOCIAL CLUB, STATION ROAD, DITTON**

1. An extension and refurbishment to the existing clubhouse building to provide for a higher standard of social and function space and 2 teaching rooms.;
2. An extension and refurbishment of the existing squash and gym building to provide a further 3 squash courts and wet and dry changing rooms as well and a gym space and dance studio;
3. A new build changing room block to provide changing facilities for 4 teams and associated officials. As well as spectator toilets and a kitchen space with serving hatch; and
4. Provision of 2 3G pitches on the existing sports field all at Cobdown Sports and Social Club, Station Road, Ditton.

This application was WITHDRAWN from the agenda pending the submission of survey work concerning bat presence within the site and any subsequent consultation required. Members were advised that this would be reported back to Area 3 Planning Committee in due course.

**AP3 16/23 TM/16/00021/FL - KENT HOUSE, PRIORY PARK, DITTON COURT, QUARRY MILLS ROAD, QUARRY WOOD INDUSTRIAL ESTATE, AYLESFORD**

New cold store and ancillary office link to existing building at Kent House, Priory Park, Ditton Court, Quarry Mills Road, Quarry Wood Industrial Estate, Aylesford.

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

- (1) Amended condition

17. Prior to the commencement of the development hereby approved, details of existing background noise levels shall be submitted to the Local Planning Authority along with a scheme demonstrating how noise attributable to the operation of fixed plant and machinery (L<sub>Ar,T</sub>) will not exceed that measured background noise level (L<sub>A90,T</sub>) by more than 3 dB outside any noise sensitive premises. (The terms L<sub>Ar,T</sub>) and (L<sub>A90,T</sub>) have the meaning assigned to them by the British Standard BS4142:1990 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas').

Reason: In order to ensure a satisfactory aural environment.

[Speakers: Mr M Sutton – member of the public and Mr K McGahan – agent]

**AP3 16/24 (A) TM/15/01462/FL AND (B) TM/15/02927/LB - LITTLE GEM, 19 HIGH STREET, AYLESFORD**

(A) Change of use from public house (Use Class A4) to residential dwelling; and

(B) Listed Building Application: Replace ground floor front window and repaint front of building with a white limewash at The Little Gem, 19 High Street, Aylesford.

**RESOLVED:** That

- application (A) be APPROVED in accordance with the details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Services
- application (B) listed building consent be APPROVED in accordance with the details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Services

[Speakers: Mr M Bowden – member of the public and Mr O’Callaghan – applicant]

**AP3 16/25 TM/16/00360/FL - 36 ST KATHERINES LANE, SNODLAND**

Proposed new house and garage in the rear garden to No 36 St Katherines Lane and replacement garage to existing house of No 36 St Katherines Lane, Snodland.

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

(1) Amended condition:

7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, hard landscaping (including the provision of adequate space for vehicle parking) and boundary treatment. All planting, seeding and turving comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority

gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before the first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the locality.

(2) Additional conditions:

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order), no window or similar openings shall be constructed in any elevation of the building other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

10. Notwithstanding the details provided on drawing number 2016/4(34)-01, prior to the commencement of the development hereby approved, a scheme showing the detailed design of any undercover parking spaces shall be submitted to and approved by the Local Planning Authority. Those spaces shall thereafter be provided prior to the first occupation of the development hereby approved and retained in the approved form at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure no adverse impact on highway safety arising from the hazardous on street parking.

[Speakers: Mr R Butler, Mrs M Wainwright and Mrs Lucas – members of the public]

## **PART 2 - PRIVATE**

### **AP3 16/26 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.30 pm