

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 1 PLANNING COMMITTEE**

**Thursday, 26th October, 2017**

**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 D J Cure, Cllr M O Davis, Cllr B T M Elks, Cllr Mrs M F Heslop, Cllr N J Heslop, Cllr M R Rhodes, Cllr Miss J L Sergison, Cllr C P Smith, Cllr Miss G E Thomas and Cllr F G Tombolis

Apologies for absence were received from Councillors J L Botten, T Edmondston-Low, H S Rogers and Ms S V Spence

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

##### **AP1 17/20 DECLARATIONS OF INTEREST**

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

##### **AP1 17/21 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 1 Planning Committee held on 29 June 2017 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 17/22 DEVELOPMENT CONTROL**

Decisions were taken on the following applications subject to the prerequisites, 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 17/23 TM/17/01977/FL - 335-337 SHIPBOURNE ROAD, TONBRIDGE**

Revisions to approved detached house at rear of site (as approved under TM/09/00951/FL) to create a pair of the semi-detached units as

approved under TM/17/00137/FL at 335 - 337 Shipbourne Road, Tonbridge.

**RESOLVED:** That planning permission be GRANTED in accordance with the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Services; subject to

(1) Amended Condition:

11. The scheme of landscaping and boundary treatment shown on the 'Proposed Landscaping Layout' (Drawing No. SR.P14) shall be carried out in the first planting season following occupation of the buildings or the completion of the development, whichever is earlier. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The car park and turning area surfacing shall be constructed of permeable material.

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

(2) Additional Informative:

3. The applicant is advised that the Local Authority operates a back edge of public highway refuse collection service. Bins should therefore be moved to the boundary of the site close to the public highway for use on collection day.

[Speaker: Mrs Hill and Mrs Taylor, members of the public and Mr McKay, agent]

**AP1 17/24 TM/17/02233/FL - RIVERBANK HOUSE, ANGEL LANE, TONBRIDGE**

Erection of 2 additional floors of accommodation to provide 2 x 1 bedroom, 10 x 2 bedroom and 2 x 3 bedroom flats with roof balconies at fourth floor. The new floors to be arranged over 3rd and 4th floors at Riverbank House, Angel Lane, Tonbridge.

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

(1) The proposed development, by virtue of its overall height, scale, bulk and massing would appear as an incongruous feature within the immediate locality and would be harmful to the visual amenities of the locality. For these reasons, the proposed development would be contrary to the requirements of policies CP1 and CP24 of

the Tonbridge and Malling Borough Core Strategy 2007, policy SQ1 of the Tonbridge and Malling Managing Development and the Environment DPD 2010 and paragraphs 17, 56, 57, 58, 60 and 64 of the National Planning Policy Framework 2012.

**AP1 17/25 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.50 pm