

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 2 PLANNING COMMITTEE**

**Wednesday, 25th January, 2017**

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

Councillors N J Heslop and M Taylor were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors M A C Balfour and Miss S O Shrubsole

### **PART 1 - PUBLIC**

#### **AP2 17/1 DECLARATIONS OF INTEREST**

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

#### **AP2 17/2 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 14 December 2016 be approved as a correct record and signed by the Chairman.

### **DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PARAGRAPH 1, PART 3 OF THE CONSTITUTION**

#### **AP2 17/3 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 17/4 TM/16/01245/FL - 4 WROTHAM ROAD, BOROUGH GREEN**

Section 73 Application to vary condition 13 of TM/14/03560/FL (as varied by non-material amendment TM/16/00688/NMA) to remove the chamfer from the rear of the building, relocation of escape door, insertion of additional escape door, retention of existing covered porch, amendment to main entrance door, reduction in width and relocation of new access stairs, revised position of two car parking spaces at 4 Wrotham Road, Borough Green.

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

- (1) Substitution of the plan/document list at paragraph 7.1 of the main report with that set out in the supplementary report and repeated below:

Proposed Plans H104 C received 23.01.2017, Email received 16.11.2016, Drawing SSLBOROUGHGREEN(LOCAL).1 TK09 received 17.11.2016, Drawing SSLBOROUGHGREEN(LOCAL).1 TK07 received 17.11.2016, Environmental Assessment PHASE1 AND II received 17.11.2016, Letter received 17.11.2016, Site Plan received 04.05.2016, Elevations P-121603-201 A received 18.04.2016, Drawing TK10 car entering plan received 18.04.2016, Drawing TK11 car exit plan received 18.04.2016, Elevations P-1211603-203 B received 18.04.2016, Elevations P-1211603-204 B received 18.04.2016, Floor Plan P-121603-102 D received 18.04.2016, Floor Plan P-121603-111 A received 18.04.2016, Parking Layout P-121603-115 C received 18.04.2016, Elevations P-121603-202 A received 18.04.2016, Drawing P-121603-300 MECHANICAL LAYOUT received 18.04.2016, Letter received 18.04.2016, subject to the conditions set out in the main report;

- (2) Amended Condition:

6. The loading area and the area shown within the tracking plots on drawing numbers SSLBOROUGHGREEN(LOCAL).1/TK09 and SSLBOROUGHGREEN(LOCAL).1/TK07 as tracing for the 18t Rigid Vehicle for entering and exiting the loading area in forward gears shall be kept available for such use, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown or in such a position to preclude vehicular access to this reserved loading bay and turning area.

Reason: Development without provision of adequate turning facilities is likely to give rise to hazardous conditions in the public highway.

(3) Additional Informative:

4. The applicant is reminded that Condition 9 has been discharged on the basis of no external storage of waste being required and all waste being stored internally other than on a collection day (weekly). As such, should an external bin be required at a later day then a scheme will be required to be submitted to the Council for approval pursuant to this condition.

[Speaker: Mr G Morris – agent]

**AP2 17/5 TM/16/01766/FL - PHASE 3 PLATT INDUSTRIAL ESTATE, MAIDSTONE ROAD, PLATT**

Erection of 3 Industrial buildings for mix of B2 (General Industry) and B8 (Storage/Distribution) use, and associated vehicle access and parking at Phase 3, Platt Industrial Estate, Maidstone Road, Platt.

**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) Substitution of the plan/document list at paragraph 7.1 of the main report with that set out in the supplementary report and repeated below:

Proposed Elevations 4863-006 C received 06.12.2016, Proposed Floor Plans 4863-011 B received 06.12.2016, Proposed Floor Plans 4863-014 B received 06.12.2016, Roof Plan 4863-015 A received 06.12.2016, Site Plan 4863-003 G received 08.12.2016, Transport Assessment 614034 REPORT 932 V1.0 received 07.11.2016, Other AADT DATA received 07.11.2016, Arboricultural Survey 161008 V2 ADDENDUM received 29.11.2016, Other DRAINAGE CALCULATIONS received 24.11.2016, Letter received 22.11.2016, Sustainable drainage scheme 201 A received 11.01.2016, Proposed Floor Plans 4863-009 C received 11.01.2016, Proposed Floor Plans 4863-010 C received 11.01.2016, Proposed Floor Plans 4863-012 C received 11.01.2016, Proposed Floor Plans 4863-013 C received 11.01.2016, Proposed Elevations 4863-007 C received 11.01.2016, Proposed Elevations 4863-008 C received 11.01.2016, Sections 4863-005 D received 11.01.2016, Location Plan 4863-001 received 06.06.2016, Survey J20112 REPTILE received 01.07.2016, Tree Report 131102 V2 received 01.07.2016, Desk Study Assessment 90507 Phase 1a \_ 1b received 01.07.2016, Habitat Survey Report LM-P1BBG-2009 received 01.07.2016, Planning, Design And Access Statement received 10.06.2016, Topographical Survey 4863-016 received 16.08.2016, Unilateral

Undertaking received 24.01.2017, subject to the conditions set out in the main report;

(2) Additional Condition:

27. This permission shall be an alternative to outline planning permission TM/11/03020/0A granted on 21.07.2015 and shall not be exercised in addition thereto or in combination therewith.

Reason: The exercise of more than one permission is likely to harm the character and appearance of the site.

(3) Amended Condition:

23. Prior to the commencement of development, details of the junction alterations and a strategy and timetable for measures to improve both the safety and the environmental conditions of the access roads for vehicles and pedestrians around the A25/Platt Industrial Estate junction shall be submitted to and approved by the Local Planning Authority. The junction alterations and strategy shall be implemented as approved.

Reason: In the interest of public safety and amenity.

(4) Additional Informative:

11. The junction alterations and strategy pursuant to condition 23 will need to be drawn up in liaison with KCC (Highways and Transportation) and the Environmental Protection Team of TMBC and will be expected to have examined issues such as (i) traffic visibility at the junction; (ii) safety of the pedestrians at the new junction; (iii) cleaning of roadways; (iv) HGVs idling within the site; (v) waiting restrictions and (vi) acoustic fencing.

[Speakers: Platt Parish Council – Mr T Bonser]

**AP2 17/6 TM/16/02936/FL - 68 WESTERN ROAD, BOROUGH GREEN**

Change of use from Class A1 (shop) to Class A5 (hot food takeaway) and external alterations - including the installation of extraction and ventilation equipment at 68 Western Road, Borough Green.

**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 Health; subject to

(1) Amended Condition:

4. Notwithstanding the provisions of Class B of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any

order amending, revoking or re-enacting that Order, no change of use from the use hereby approved to Use Class A3 (as specified in the Town and Country Planning (Use Classes Order) 1987) shall take place without a grant of planning permission from the Local Planning Authority.

Reason: To control the nature of the use in the interest of residential amenity.

[Speaker: Mr Karatay – member of the public and Mr Roberts - agent]

**AP2 17/7 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.00 pm