

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 24th May, 2017

Present: Cllr Mrs F A Kemp (Chairman), Cllr S R J Jessel (Vice-Chairman), Cllr M A C Balfour, Cllr R P Betts, Cllr M A Coffin, Cllr Mrs S L Luck, Cllr B J Luker, Cllr P J Montague, Cllr S C Perry, Cllr H S Rogers, Cllr T B Shaw and Cllr M Taylor

Councillor N J Heslop was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs J A Anderson, Mrs S M Barker, L J O'Toole and Miss J L Sergison

PART 1 - PUBLIC

AP2 17/24 DECLARATIONS OF INTEREST

There were no declarations of interest in accordance with the Code of Conduct. However, for reasons of transparency Councillor M Balfour reminded the Committee that he was the Cabinet Member for Environment and Transport at Kent County Council. As this did not represent either an Other Significant Interest or a Disclosable Pecuniary Interest there was no requirement to withdraw from the meeting.

AP2 17/25 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 12 April 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

AP2 17/26 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 17/27 TM/16/03763/FL - QUARRY HOUSE, 81 QUARRY HILL ROAD, BOROUGH GREEN

Demolition of existing office building and the erection of 10 residential dwellings. Access from existing Quarry Hill Roundabout, provision of public open space, works associated with de-culverting and diversion of the watercourse, sustainable urban drainage systems; associated landscaping, infrastructure and earthworks at Quarry House, 81 Quarry Hill Road, Borough Green.

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

- (1) The site lies within the Metropolitan Green Belt where there is a strong presumption against permitting inappropriate development, as defined in paragraphs 89 and 90 of the National Planning Policy Framework 2012. The proposed development insofar as it relates to Plots 9 and 10 comprises inappropriate development which is by definition harmful to the Metropolitan Green Belt. In addition, these dwellings which are proposed on an open, undeveloped part of the site would cause clear material harm to the open nature and function of the Green Belt. No very special circumstances exist which would be sufficient to clearly outweigh the degree of harm caused to the Metropolitan Green Belt. As such, the proposed development is contrary to the requirements of Section 9 of the National Planning Policy Framework 2012 and Policy CP3 of the Tonbridge and Malling Borough Core Strategy 2007.

[Speakers: Dr M Simons (on behalf of Borough Green Medical Centre), Mrs T Dawson (Member of the Public) and Mr H Edwards (on behalf of the applicant)]

AP2 17/28 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.20 pm