

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 2 PLANNING COMMITTEE**

**Wednesday, 5th July, 2017**

**Present:** Cllr Mrs F A Kemp (Chairman), Cllr Mrs J A Anderson, 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 L J O'Toole, Cllr S C Perry, Cllr H S Rogers, Cllr Miss J L Sergison and Cllr M Taylor

Councillors O C Baldock and N J Heslop were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors S R J Jessel (Vice-Chairman), Mrs S M Barker, T B Shaw and Miss S O Shrubsole

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

##### **AP2 17/29 DECLARATIONS OF INTEREST**

There were no declarations of interest made 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 Planning, Highways, Transport and Waste 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 17/30 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 24 May 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 17/31 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 17/32 TM/16/03630/OA - NEPICAR SAND QUARRY, MAIDSTONE ROAD, PLATT**

Outline Application including details of access: New access road from the East side of Platt Industrial Estate, through Nepicar sandpit to join the A25 Maidstone Road at Nepicar Sand Quarry, Maidstone Road, Platt.

The Director of Planning, Housing and Environmental Health advised that information recently submitted by the Applicant's Agent required further clarification and that the Application had been WITHDRAWN from the Agenda.

**AP2 17/33 TM/17/00798/FL - LAND AT LONG WOOD, OFF CROUCH LANE, BOROUGH GREEN**

Creation of new vehicular access, with entrance gates, to orchard and woodland at Land at Long Wood off Crouch Lane, Borough Green.

**RESOLVED:** That planning permission be granted in accordance with the submitted details, conditions, reasons and informatives set out in the report and the supplementary report of the Director of Planning, Housing and Environmental Health, subject to the addition of conditions 7 and 8 as follows:

Conditions

- 7 There shall be no hardstanding on the site (other than the tarmac crossover detailed in drawing 22 rev D hereby approved) unless it is constructed in accordance with details that have first been submitted to and approved by the Local Planning Authority.  
Reason: No such details have been submitted and in the interests of the rural character and tree protection.
- 8 The site shall be used only for the temporary parking of vehicles required for the maintenance of the associated woodland under Title K736930. There shall be no buildings, cabins, caravans or chattels of any kind stationed on the land and no open storage unconnected to forestry except in accordance with details that have first been submitted to and approved by the Local Planning Authority.  
Reason: In the interests of the openness of the Green Belt and rural character.

[Speakers: Mrs P Darby, Platt Parish Council; Mr E Wigley, member of the public and Mr K Baillie, Applicant]

**AP2 17/34 TM/17/01167/FL - 3 ST HILDAS, PLAXTOL**

Demolition of existing outbuildings, erection of 3 bed detached dwelling with associated parking and landscaping at 3 St Hildas, Plaxtol.

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

- 1 The proposed development, by virtue of the scale, siting, bulk and general form would result in a development of the site that is out of keeping within the street scene and the prevailing character of the area to the detriment of the visual amenities of the locality, contrary to paragraphs 56, 57 and 58 of the National Planning Policy Framework, and policies CP13 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

[Speakers: Mr M Carboni of Plaxtol Parish Council, Mrs A Ferguson and Mrs M From – members of the public, and Ms E Gregson – Agent for the Applicant]

**AP2 17/35 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.54 pm