

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 13th December, 2017

Present: Cllr Mrs F A Kemp (Chairman), Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr R P Betts, Cllr Mrs S L Luck, Cllr B J Luker, Cllr P J Montague, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr Miss S O Shrubsole and Cllr M Taylor

Councillor O C Baldock was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillor S R J Jessel (Vice-Chairman) and from Councillors M A Coffin, L J O'Toole, S C Perry and T B Shaw

PART 1 - PUBLIC

AP2 17/53 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct. However, for reasons of transparency, Councillor Balfour advised the Committee that in respect of application TM/17/01392/RM (Area 1 Kings Hill, Phase 3, Gibson Drive, Kings Hill) Kent County Council, of which he was the Cabinet Member for Planning, Highways, Transport and Waste, owned the freehold of the development site. As he did not have responsibility for financial matters at the County Council this did not represent either an Other Significant Interest or a Disclosable Pecuniary Interest and there was no requirement to leave the meeting.

AP2 17/54 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 8 November 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 17/55 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 17/56 TM/17/01392/RM - AREA 1 KINGS HILL, PHASE 3, GIBSON DRIVE, KINGS HILL

Reserved matters for 132 dwellings in Area 1 (junction of Tower View and Kings Hill Avenue) being details relating to the siting, design and external appearance of the proposed buildings, the means of access, drainage and strategic landscaping involving discharge of conditions 1, 12, 13, 19, 20, 23, 37, 38 and 39 of TM/13/01535/OAEA (outline planning permission for residential development) at Area 1 Kings Hill Phase 3, Gibson Drive, Kings Hill, West Malling.

RESOLVED: That the Reserved Matters detailed in the report of the Director of Planning, Housing and Environmental Health be APPROVED subject to the addition of Informative

7. An alternative surfacing for the raised table is suggested in terms of bonding pattern and texture to ensure it is more distinguishable as a traffic calmed area.

[Speaker: Chris Hawkins – Agent to the applicant]

AP2 17/57 (A) TM/17/01522/FL (B) TM/17/01438/LB - THE PLOUGH INN, TAYLORS LANE, TROTTISCLIFFE

- (A) Change of use from A4 public house/managers flat to C3 two bed residential dwelling and new roof to single storey side building and
- (B) Listed Building Application: New roof to single storey side extension and undertaking internal and external alterations to facilitate proposed change of use from public house to a dwelling house at Plough Inn, Taylors Lane, Trottiscliffe.

RESOLVED: That

(1) Application (A) TM/17/01522/FL be REFUSED for the following reason

- 1. The proposal is contrary to Policy CP26 of the Tonbridge and Malling Borough Core Strategy 2007 as it would result in the loss of a Public House last used for the benefit of the community and there is no alternative available of at least equivalent quality to meet need and it has not been proved that for the foreseeable future there is no need or inadequate support for the facility.

(2) Application (B) TM/17/01438/LB be REFUSED for the following reason

1. The removal of the bar serving area and the addition of stud partition wall facilitates the loss of a Public House and is therefore harmful to its historic interest and is also contrary to paragraph 17 of the National Planning Policy Framework 2012 which requires conservation of heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Similarly the proposal is contrary to paragraph 131 of the National Planning Policy Framework 2012 which requires local planning authorities recognise the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

[Speakers: Mr D Gaunt – Trottiscliffe Parish Council; Mr P Carty, Mr I Mills, Mrs A Prountzos, Mr D Prountzos, Mrs J Catt, Mr J Comber, Mr O Shaw, Mr J Bennett, Mrs F Bennett, Mr J Copson, Mr J Skinner, Mr D Slattery, Mrs A Gough, Mrs L Pigott and Mr R Wallis – members of the public; and Mrs D Carson – Applicant]

AP2 17/58 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.42 pm