

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 3 PLANNING COMMITTEE**

**Thursday, 13th July, 2017**

**Present:** Cllr M Parry-Waller (Chairman), Cllr D Markham (Vice-Chairman), Cllr M C Base, Cllr T Bishop, Cllr Mrs B A Brown, Cllr T I B Cannon, Cllr R W Dalton, Cllr D A S Davis, Cllr Mrs T Dean, Cllr S M Hammond, Cllr D Keeley, Cllr D Keers, Cllr S M King, Cllr D Lettington, Cllr Mrs A S Oakley, Cllr R V Roud, Cllr A K Sullivan and Cllr T C Walker

Councillors N J Heslop and H S Rogers were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs S Bell and B W Walker

### **PART 1 - PUBLIC**

#### **AP3 17/17 DECLARATIONS OF INTEREST**

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

However, for reasons of transparency Councillor Roud queried whether, as a member of the East Malling Conservation Group, there was a need to declare an interest in application TM/16/0368/FL (Orchard Farm, Well Street, East Malling). As this was not seen as either a Disclosable Pecuniary or Other Significant Interest and Councillor Roud had not predetermined his position there was no requirement to withdraw from the meeting.

#### **AP3 17/18 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 16 March 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**

#### **AP3 17/19 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.

**AP3 17/20 TM/16/03680/FL - ORCHARD FARM, WELL STREET, EAST MALLING**

Change of use to holiday site incorporating 5 mobile homes at Orchard Farm, Well Street, East Malling.

**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:

- (i) The static caravans shall be occupied for holiday purposes only and no trade or business shall be carried on from the site;
- (ii) The static caravans shall not be occupied as a person's sole or main place of residence;
- (iii) The static caravans shall not be occupied by the same person for a continuous period in excess of 3 months and no person shall return to occupy a caravan within 6 weeks of departure;
- (iv) The caravan site licence holder or his/her nominated person shall maintain an up-to-date register of the names of all owners/occupiers of individual static caravans on the site, their arrival and departure dates and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: The occupation of static caravans for permanent residential occupation would constitute an inappropriate land use in the countryside.

(2) Additional condition:

12. There shall be no motorhomes on site at any time unless it is in association with the occupancy of one of the static caravans.

Reason: The accommodation of such vehicles would lead to an over intensification of the use of the site which would potentially have an adverse impact upon the wider character of the countryside.

(3) Additional Informative:

6. The applicant is reminded that the site does not benefit from permitted development rights and therefore the construction of outbuildings or the placing of any other domestic paraphernalia on the site would require the benefit of planning permission.

[Speaker: Mr R Crandon – agent]

[In accordance with Council and Committee Procedure Rule 8.6 of the Constitution, Councillor Roud asked that his vote against the recommendation to grant planning permission be recorded.]

**AP3 17/21 TM/16/03048/FL - 89 CORK STREET, ECCLES**

Retrospective application for retention of balcony area at 89 Cork Street, Eccles.

**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.

**PART 2 - PRIVATE**

**AP3 17/22 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.40 pm