

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 3 PLANNING COMMITTEE**

**Thursday, 31st January, 2019**

**Present:** Cllr M Parry-Waller (Chairman), Cllr Mrs S Bell, Cllr T Bishop, Cllr Mrs B A Brown, Cllr T I B Cannon, Cllr R W Dalton, Cllr D A S Davis, Cllr S M Hammond, Cllr D Keeley, Cllr D Markham, Cllr A K Sullivan and Cllr T C Walker.

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

Apologies for absence were received from Councillors M C Base (Vice-Chairman), Mrs T Dean, D Keers, D Lettington, Mrs A S Oakley, R V Roud and B W Walker.

### **PART 1 - PUBLIC**

#### **AP3 19/1 DECLARATIONS OF INTEREST**

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

#### **AP3 19/2 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 22 November 2018 be approved as a correct record and signed by the Chairman.

### **DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PART 3 OF THE CONSTITUTION (RESPONSIBILITY FOR COUNCIL FUNCTIONS)**

#### **AP3 19/3 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.

**AP3 19/4 TM/17/01864/FL - SITE OF FORMER UPPER BELL PH, 1 CHATHAM ROAD, AYLESFORD**

Residential redevelopment of former public house site with an apartment block housing 10 no. flats and 2 no. terraces of 3 houses (3 bed units) together with associated access, car parking and amenity facilities at site of former Upper Bell PH 1 Chatham Road, Aylesford.

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

- (1) The proposed development, by virtue of its overall density, scale and design would fail to preserve and enhance the local character, qualities and distinctiveness of the Kent Downs Area of Outstanding Natural Beauty, as set out in the Kent Downs Management Plan. As such, the proposed development fails to meet the requirements of the restrictive policy contained within the National Planning Policy 2018 at paragraph 172.
- (2) The proposed development, by virtue of the height, scale, massing, form and design of the apartment building, would appear out of keeping with the prevailing character of the built environment along Common Road, Mill Lane and Maidstone Road and would appear as an obtrusive form of development when viewed from these surrounding roads. As such, the development would cause visual harm to the street scene and visual amenities of the wider locality contrary to the requirements policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010 and the requirements of paragraph 127 of the National Planning Policy Framework 2018.
- (3) The Local Planning Authority is not convinced on the basis of evidence placed before it to date that there are material considerations indicating a divergence from adopted policies CP17 of the Tonbridge and Malling Borough Core Strategy 2007 and policy OS3 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010 requiring the provision of affordable housing and open space respectively.

**MATTERS FOR INFORMATION****AP3 19/5 UPDATE REPORT ON OUTLINE PLANNING APPLICATION - LAND SOUTH OF LONDON ROAD AND EAST OF HERMITAGE LANE, AYLESFORD**

Members were advised on the progress of a significant planning application at the land south of London Road and east of Hermitage Lane at Aylesford. The proposed development related to 840 dwellings,

the provision of public open space, land for a primary school, creation of a new link road through the site, improvements to the existing highway network and other necessary infrastructure provision.

The report of the Director of Planning, Housing and Environmental Health and the Director of Central Services provided an update on matters subject to ongoing liaison and negotiation between relevant providers, technical and statutory consultees and the applicant before the application could be reported to the Area Planning Committee for determination.

## **PART 2 - PRIVATE**

### **AP3 19/6 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.00 pm