

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 3 PLANNING COMMITTEE**

**Thursday, 25th April, 2019**

**Present:** Cllr M Parry-Waller (Chairman), Cllr M C Base (Vice-Chairman), 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 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 19/7 DECLARATIONS OF INTEREST**

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

##### **AP3 19/8 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 31 January 2019 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 19/9 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 19/10 TM/19/00135/FL - STABLES AND LAND EAST OF PILGRIMS WAY, WOULDHAM**

Proposed single dwelling with partial change of use to residential at Stables and Land East of Pilgrims Way, Wouldham.

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

The proposed development, by virtue of its overall footprint, scale, detailed design and use of materials would fail to preserve or enhance the local character, qualities and distinctiveness of the Kent Downs Area of Outstanding Natural Beauty. As such, the proposed development fails to meet the requirements of the restrictive policy contained at paragraph 172 of the National Planning Policy Framework 2019. Furthermore, by virtue of the same characteristics, the development would appear out of keeping with the prevailing local environment, appearing as an obtrusive form of development when viewed from the surrounding landscape. As such, the development would cause visual harm to the visual amenities of the locality contrary to the requirements of 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.

[Speakers: Mr E Bell – Wouldham Parish Council and Mr J Drew – agent to the applicant]

**AP3 19/11 TM/18/01106/FL - BELVIDERE OAST, 165 WATERINGBURY ROAD, EAST MALLING**

Proposed new entrance to No. 165 Wateringbury Road at Belvidere Oast, 165 Wateringbury Road, East Malling.

**RESOLVED:** That the application be DEFERRED to enable the further opportunity for the applicant to provide technical evidence to support their case and to allow for re-consultation with KCC Highways.

[Speakers: Mr D Thornewell – East Malling and Larkfield Parish Council and Mr G Kenward – Applicant]

**AP3 19/12 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.00 pm