

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 3rd July, 2019

Present: Cllr H S Rogers (Chairman), Cllr B J Luker (Vice-Chairman), Cllr Mrs J A Anderson, Cllr C Brown, Cllr S A Hudson, Cllr Mrs F A Kemp, Cllr Mrs C B Langridge, Cllr P J Montague, Cllr W E Palmer, Cllr T B Shaw, Cllr N G Stapleton, Cllr K B Tanner and Cllr M Taylor

Councillor D Lettington was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors R P Betts, M A Coffin, L J O'Toole and J L Sergison

PART 1 - PUBLIC

AP2 19/29 DECLARATIONS OF INTEREST

Immediately prior to consideration of application TM/19/00326/FL (Bonhill Cottage, Basted Lane, Crouch) and for reasons of transparency, Councillor Wendy Palmer advised that she was the Chairman of Platt Parish Council who were a consultee to this application.

AP2 19/30 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 29 May 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)

AP2 19/31 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 19/32 TM/18/01240/FL - WOODFORD, OLD LANE, IGHTHAM

Section 73 application for the variation of conditions 1 (time limited and personal condition), 2 (restore site when temporary consent expires) and 4 (number of caravans) pursuant to planning permission TM/11/01444/FL (Variation of conditions 1 and 2 on TM/07/01238/FL: Change of use for stationing of two caravans for residential use, fencing and sheds for occupation by a single gypsy family) at Woodford Old Lane, Ightham.

RESOLVED: That the application be DEFERRED to the next meeting of the Area 2 Planning Committee to enable the Director of Central Services and Monitoring Officer to submit an independent report on the possibility of costs if Members were minded to refuse the application.

[Speakers: Ightham Parish Council (Kirsty Mitcham); Leonard Sinclair, John Miles, Stuart Russell, and Ruth Simpson – Members of the public]

AP2 19/33 TM/19/00326/FL - BONHILL COTTAGE, BASTED LANE, CROUCH

Demolish existing dwelling and erection of replacement dwelling and detached studio at Bonhill Cottage, Basted Lane, Crouch.

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) Additional Conditions

11. The annex hereby approved shall be used only for purposes incidental to the enjoyment of the related dwelling house and no trade or business shall be carried out therefrom.

Reason: To safeguard the residential amenity of the nearby dwellings and preserve the character of the locality.

12. The window on the first floor west elevation of the annexe shall be fitted with obscured glass and, apart from any top-hung light shall be non-opening. This work shall be effected before the room is occupied and shall be retained thereafter.

Reason: To minimise the effect of overlooking onto adjoining property.

(2) Additional Informative

1. The applicant is advised that the annexe building hereby approved cannot be occupied as a separate unit of residential accommodation and this would amount to a material change of use requiring planning permission in its own right.

[Speakers: Platt Parish Council (Brian Biggs) and Karen Southon – applicant]

AP2 19/34 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.20 pm