

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 3 PLANNING COMMITTEE**

**Thursday, 30th January, 2020**

**Present:** Cllr M C Base (Vice-Chairman), Cllr Mrs S Bell, Cllr T Bishop,  
Cllr R I B Cannon, Cllr D J Cooper, Cllr R W Dalton,  
Cllr S M Hammond, Cllr P M Hickmott, Cllr A P J Keeley,  
Cllr D Keers, Cllr A Kennedy, Cllr D Lettington,  
Cllr Mrs R F Lettington, Cllr Mrs A S Oakley, Cllr R V Roud,  
Cllr Mrs M Tatton, Cllr D Thornewell and Cllr C J Williams

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

Apologies for absence were received from Councillors D A S Davis (Chairman) and Mrs T Dean

### **PART 1 - PUBLIC**

#### **AP3 20/1 DECLARATIONS OF INTEREST**

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

#### **AP3 20/2 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 21 November 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 20/3 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 20/4 TM/19/01979/FL - 80 ROCHESTER ROAD, AYLESFORD**

Demolition of existing cottage and the erection, on a site comprising the curtilage of the cottage and adjoining land to the north, formerly part of Aylesford Quarry, of eight dwellings, comprising one four-bedroom detached house, two semi-detached pairs of four-bedroom houses, and a terrace of three two-bedroom houses, with associated access, parking spaces, and landscaping at 80 Rochester Road, Aylesford.

**RESOLVED:** That planning permission be GRANTED in accordance with the submitted details, conditions, reasons and informatives as set out in the report of the Director of Planning, Housing and Environmental Health, subject to

- (1) The applicant entering into a planning obligation with the Borough Council to provide financial contributions towards public open space provision in accordance with the requirements of policy OS3 of the MDE DPD

It is expected that the Section 106 agreement should be agreed in principle within 3 months and the legalities completed within 6 months of the committee resolution unless there are good reasons for the delay. Should the agreement under Section 106 of the Act not be completed and signed by all relevant parties by 30 June 2020, a report back to the Area 3 Planning Committee will be made either updating on progress and making a further recommendation or in the alternative the application may be refused under powers delegated to the Director of Planning, Housing and Environmental Health who will determine the specific reasons for refusal in consultation with the Chairman and Ward Members.

- (2) Amended Condition 10

(a) No above ground development shall begin until a detailed sustainable surface water drainage scheme for the site has been submitted to, and approved in writing, by the Local Planning Authority. The detailed draining scheme shall not involve surface water being discharged directly into the ground. The scheme must demonstrate that the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site.

(b) No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These details shall include:

- i) A timetable for its implementation, and
- ii) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions.

(3) Amended Informative:

3. The Public Right of Way MR456 that runs to the east of the site must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in the future and no furniture or fixtures may be erected on or across Public Rights of Way without consent. Full regard should be given to this in preparing the construction management plan pursuant to Condition 2 of this permission.

(4) Additional Informatives

8. In respect of the details to be submitted pursuant to Condition 2 of this permission, provision should be made to ensure that contractor's vehicles do not turn right when exiting the site.

9. The applicant is strongly advised to consider formal adoption of the road as public highway at the earliest opportunity.

[Speaker: John Balcombe – Chairman, Aylesford Parish Council

**PART 2 - PRIVATE**

**AP3 20/5 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.10 pm