

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 3 PLANNING COMMITTEE**

**Thursday, 4th June, 2020**

**Present:** Cllr D A S Davis (Chairman), 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 Mrs T Dean, Cllr S M Hammond, Cllr P M Hickmott, 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 Thornevell and Cllr C J Williams

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

An apology for absence was received from Councillors A P J Keeley.

### **PART 1 - PUBLIC**

#### **AP3 20/6 DECLARATIONS OF INTEREST**

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

#### **AP3 20/7 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 30 January 2020 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 20/8 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 circulated in advance of the meeting and published to the website.

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 20/9 TM/19/00786/FL - THE OAST HOUSE, HOLLOW LANE, SNODLAND**

Partial demolition of existing vacant building, change of use of remaining floorspace and erection of new single storey extension for mixed restaurant and hot food takeaway (mixed A3/A5) use, incorporating a 'drive-thru' lane, creation of new vehicular access and egress point from Hollow Lane, provision of car and cycle parking, plant and extraction system, landscaping at The Oast House, Hollow Lane Snodland.

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

- (1) The proposed development, by virtue of the nature of the use, the capacity of the site to accommodate the level of activity associated with that use combined with the proximity of nearby residential properties, would when taken cumulatively result in an unacceptable level of noise and disturbance which would be significantly harmful to the residential amenities of those properties and which cannot be fully or appropriately mitigated through planning conditions. As such, the proposed development is contrary to the requirements of paragraphs 127(a) and (f) 180 (a) of the NPPF.

[Speakers: Mrs Annick West (on behalf of Mr Mark West), Mr David Rayner and Ms Lea West (members of the public) addressed the Committee via video-conferencing, a written statement was read by the Democratic Services Officer on behalf of Mr Dave Dempsey (member of the public); and Ms Laura Fitzgerald, Highways Consultant addressed the Committee via video-conferencing (on behalf of the applicant)].

**AP3 20/10 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 planning permission be DEFERRED for a report from Legal Services on the risks arising from a decision contrary to the recommendation of the Director of Planning, Housing and Environmental Health (as set out in CPR 15.25, Part 4 (Rules) of the Constitution).

[Speaker: The applicant, Mr Geoff Kenward, addressed the Committee via video-conferencing]

**PART 2 - PRIVATE****AP3 20/11 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 10.25 pm