

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 21st May, 2020

Present: Cllr V M C Branson (Chairman), Cllr M D Boughton (Vice-Chairman), Cllr Mrs J A Anderson, Cllr Mrs P A Bates, Cllr J L Botten, Cllr G C Bridge, Cllr M O Davis, Cllr N Foyle, Cllr N J Heslop, Cllr M A J Hood, Cllr F A Hoskins, Cllr D W King, Cllr K King, Cllr J R S Lark, Cllr M R Rhodes, Cllr H S Rogers, Cllr J L Sergison and Cllr Miss G E Thomas

Councillors R W Dalton, D Lettington and Mrs A S Oakley were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors A E Clark and F G Tombolis

PART 1 - PUBLIC

AP1 20/1 DECLARATIONS OF INTEREST

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

AP1 20/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area Planning Committee held on 12 September 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)

AP1 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. There were no supplementary reports circulated in advance of this 'virtual' meeting of the committee.

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.

**AP1 20/4 TM/19/02277/FL - HIGH HILDEN HOME, HIGH HILDEN CLOSE.
TONBRIDGE**

Change of use of former residential care home to form 12 self-contained residential units, erection of two detached dwellings together with associated access, parking, landscaping and amenity space at High Hilden Home, High Hilden Close, Tonbridge.

RESOLVED: That planning permission be GRANTED in accordance with the submitted details, reasons, conditions and informatives 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 and enhancement;
- (2) the applicant entering into a planning obligation with Kent County Council to make financial contributions towards the provision of education facilities and community services;

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 21 November 2020, a report back to Area 1 Planning Committee will be made either updating on progress or making a further recommendation. Alternatively, 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.

- (3) The addition of the following condition:-

18. No external lighting within the communal garden, car parking and servicing areas as identified on drawing number 18268 411 P1 shall be installed until full details have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details and retained at all times thereafter.

Reason: To ensure that the development does not harm the visual amenity of the locality or residential amenity.

[Speakers: Mrs D Muylle and Mr A Wallis (members of the public) addressed the committee via video-conferencing; a written statement was read by the Democratic Services Officer on behalf of Mr G Clifton (member of the public) and Mr A Gunne-Jones (Agent) addressed the committee via video-conferencing]

AP1 20/5 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.43 pm