

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 6th August, 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 A E Clark, 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 F G Tombolis

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

An apology for absence was received from Councillor Miss G E Thomas

PART 1 - PUBLIC

AP1 20/12 DECLARATIONS OF INTEREST

With regard to Planning Application TM/19/01108/FL – 1-4 River Walk, Tonbridge, Councillor N Heslop declared that, as Leader of the Borough Council, he had been involved in the proposals to sell the land which was the subject of this application. He advised that it would not be appropriate that he participate in the determination of the application and he withdrew from the meeting during consideration of this item.

AP1 20/13 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 25 June 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)

AP1 20/14 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.

AP1 20/15 TM/19/01108/FL - 1 - 4 RIVER WALK, TONBRIDGE

After careful consideration of the points raised by members of the public and the agent and the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health, the Committee was minded to refuse planning permission. Therefore, in accordance with Committee Procedure Rule 15.25 Part 4 (Rules) of the Borough Council's Constitution it was

RESOLVED: That consideration of the application 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.

[Speakers: Members of the public - Mr J Wilson, Ms D Huntingford, Ms S Bevan and Ms E Hood made verbal statements; the written statement of Mrs J Hood was read out by the Democratic Services Officer and Mr P Dallain (agent) addressed the Committee via video-conferencing.]

AP1 20/16 TM/20/00597/FL - LAND SOUTH OF HOATH COTTAGE, CARPENTERS LANE, HADLOW

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

(1) the amendment of condition 4 to read as follows:

4. No above ground development shall take place until a scheme of hard and soft landscaping and boundary treatment has been submitted to and approved by the Local Planning Authority. The scheme shall include appropriate measures to ensure all hard surfacing is reflective of the rural character of the locality whilst being of a suitable type to withstand vehicle movements including refuse vehicles and maintain its quality in the long term. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: In the interests of visual amenity.

(2) the addition of conditions

12. Prior to the commencement of the development hereby approved, arrangements for the management of all construction works shall be submitted to and approved by the Local Planning Authority. The management arrangements to be submitted shall include (but not necessarily be limited to) the following:

- The days of the week and hours of the day when the demolition and construction works will be limited to and measures to ensure these are adhered to;
- Procedures for managing all traffic movements associated with the construction works including (but not limited to) the delivery of building materials to the site (including the times of the day when those deliveries will be permitted to take place and how/where materials will be offloaded into the site) and for the management of all other construction related traffic and measures to ensure these are adhered to; and
- The specific arrangements for the parking of contractor's vehicles within the site during construction and any external storage of materials or plant throughout the construction phase.

The development shall be undertaken in full compliance with the approved details.

Reason: In the interests of residential amenity and highway safety in accordance with Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

13. Development shall not begin in any phase 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 drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

14. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

[Speakers: Mr M Harvey, Hadlow Parish Council, made a verbal statement; the written statements of members of the public Mr K Mason, Mr L Gee, Mrs M Gee and Ms P Gee were read out by a Democratic Services Officer and Mr S Bayley made a verbal statement on behalf of Mr and Mrs N Bayley. Mr C Hough, agent, addressed the Committee via video-conferencing]

AP1 20/17 TM/20/01289/FL - 22 HADLOW ROAD, TONBRIDGE

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.

In accordance with CPR 8.6, Part 4 (Rules) of the Constitution, Councillors M Boughton, N Foyle and J Lark requested that it be recorded that they had voted against approval of the planning application and Councillor Mrs P Bates requested that it be recorded that she had voted for approval of the application.

[Speakers: Ms M Miall and Mr C Richardson, members of the public, made verbal statements.]

AP1 20/18 TM/19/01632/FL - DEVELOPMENT SITE, SOUTH PART OF WEST KENT COLLEGE, BROOK STREET, TONBRIDGE

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 the addition of Informative:

3. The applicant is strongly encouraged to engage with the Travel Plan Steering Group at the earliest opportunity in order to ensure the Travel Plan suitably addresses likely changing ways in which educational institutions will operate as a result of current national circumstances with a view to ensuring it remains fit for purpose going forward.

[Speakers: Members of the public – Mr N Rawlings made a verbal statement and the written statement of Mr J Leach was read out by the Democratic Services Officer. Mr P Lulham (agent) made a verbal statement on behalf of the applicant]

AP1 20/19 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 11.25 pm