

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 29th October, 2020

Present: Cllr V M C Branson (Chairman), Cllr M D Boughton (Vice-Chairman), Cllr Mrs J A Anderson, 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, Cllr Miss G E Thomas and Cllr F G Tombolis

Councillors M C Base, M A Coffin, R W Dalton, D A S Davis, 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 Mrs P A Bates

PART 1 - PUBLIC

AP1 20/25 DECLARATIONS OF INTEREST

Councillor N Heslop advised that, as Leader of the Council, he occupied a 'position of control' and had been involved in the proposals to sell the land which was the subject of Planning Application TM/19/01108/FL – 1-4 River Walk, Tonbridge. He declared an Other Significant Interest (OSI) in this item and withdrew from the meeting during its consideration.

AP1 20/26 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 10 September 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 20/27 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 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.

AP1 20/28 TM/19/01108/FL - 1-4 RIVER WALK, TONBRIDGE

Construction of building comprising 36 apartments including access and ground floor and undercroft parking, following demolition of existing built form on site at 1 - 4 River Walk, Tonbridge.

RESOLVED: That planning permission be REFUSED for the following reason:

1. The site occupies a prominent and visually sensitive area within the town centre. The proposed development, by virtue of the specific design and form of the building at the corner of River Walk and New Wharf Road, would appear as a disjointed feature which does not treat the corner in an acceptable way and as a result would be visually harmful to the immediate street scene and wider views towards the site. Furthermore, by virtue of the design characteristics of the (southern) elevation of the building fronting New Wharf Road, the development would not create a suitably animated frontage and would not make a positive visual contribution to the street scene. The identified significant harm is not outweighed by the acknowledged benefits associated with the provision of 36 residential units. The proposal is therefore contrary to the requirements of policies CP24 of the Tonbridge and Malling Borough Core Strategy 2007, policy TCA1 of the Tonbridge Central Area Action Plan 2008 and paragraphs 127 and 130 of the National Planning Policy Framework 2019.

[Speakers: D Huntingford (on behalf of Tonbridge Civic Society) and J Wilson – member of the public]

In accordance with Committee Procedure Rule 8.6, Part 4 (Rules) of the Constitution, Councillors V Branson, G Bridge, A Clark, M Hood, F Hoskins, D King, K King and G Thomas requested that it be recorded that they had voted for refusal of the planning application.

AP1 20/29 EXCLUSION OF PRESS AND PUBLIC

The Chairman moved, it was seconded and

RESOLVED: That as public discussion would disclose exempt information the following matters be considered in private.

PART 2 - PRIVATE**AP1 20/30 TM/19/01108/FL - 1-4 RIVER WALK, TONBRIDGE**

(LGA 1972 Sch 12A Paragraph 5 – Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings)

The report of the Deputy Monitoring Officer outlined the potential consequences of taking decisions against the advice of officers (Minute AP1 20/28 refers).

RESOLVED: That the report be received and noted.

The meeting ended at 8.25 pm