

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 19th November, 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 Thornewell and Cllr C J Williams

Councillors V M C Branson, N J Heslop, H S Rogers and N G Stapleton were also present pursuant to Council Procedure Rule No 15.21.

PART 1 - PUBLIC

AP3 20/34 DECLARATIONS OF INTEREST

Councillor Roud declared an Other Significant Interest in application TM/18/02966/OA (development site south of Brampton Field) on the grounds that a close relative was employed by NIAB/EMR at East Malling Research Centre and a member of the public might conclude that any decision might be prejudiced by this fact. He withdrew from the meeting prior to any discussion and did not vote on the application.

AP3 20/35 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 1 October 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 20/36 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 20/37 TM/18/02966/0A - DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND KILN BARN ROAD, DITTON

Outline Application: Development of the site to provide up to 300 dwellings (Use Class C3) and provision of new access off Kiln Barn Road at Development site south of Brampton Field between Bradbourne Lane and Kiln Barn Road, Ditton. All other matters reserved for future consideration.

RESOLVED: That outline 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 the following:

- (1) the deletion of condition 15 from the main report (regarding the requirement for a construction management plan) as this is duplicated at condition 23;
- (2) the renumbering of conditions 18 to 23 as 18 to 24 to rectify the incorrect numbering of conditions in the main report;
- (3) the addition of conditions:-

25. Prior to the first occupation of the development hereby approved, the planned improvements being delivered by Kent County Council at the junction of A20/Mills Road/Hall Road must be substantially completed.

Reason: In the interests of highway safety.

26. Prior to the first occupation of the development hereby approved, the improvements to the junction of A20/Station Road/New Road, Ditton must be completed. These works are to be provided by the developer as shown in principle on Drawing number 182600-017A.

Reason: In the interests of highway safety.

27. The details submitted in pursuance of Condition 1 shall show arrangements for the secure storage and screening of bicycles to be approved by the Local Planning Authority. Prior to the occupation of each dwelling shown to be served by such storage, the approved arrangements shall be implemented in relation to that particular dwelling, and retained at all times thereafter.

Reason: To encourage sustainable modes of transport and preserve visual amenity.

(4) the addition of Informatives:-

4. The applicant is strongly encouraged to advise prospective occupants of the approved dwellings of the nearby quarrying activities and the potential for noise and vibration to be experienced as a result of these activities.

5. The applicant is strongly encouraged to liaise with Kent County Council Highways and Transportation to fully explore the possibility of making amendments to the speed restrictions on Kiln Barn Road.

6. The applicant is strongly encouraged, in formulating the detailed landscaping strategy for the site, to consider the retention of the southern boundary hedge in its entirety and to ensure that landscaping along the route of the public footpath is suitably rural in character and type.

7. In considering the scheme pursuant to Condition 10 of this planning permission, the applicant is requested to fully investigate opportunities for upgrading Public Right of Way MR100 to become a footpath and cycleway in order to further encourage alternative and sustainable modes of transport through and around the site and surrounding locality.

8. In designing the detailed layout of the development as approved, within the scope of the approved parameter plans, the applicant is reminded that the adopted vehicle parking standards (IGN3: Residential Parking) do not include garages as recognised parking spaces and tandem parking spaces are discouraged.

[Speakers: Verbal statements were made by Mr L Henry (on behalf of Ditton Parish Council) and Mr P Baldock, Mr C Clarke, Mr J Bailey, Mr A Martin and Mr C Rook (members of the public). Video or audio statements were made by Mrs H Baldock, Mr and Mrs Barden and Mr S Jenkins (members of the public).

The following representations were made by written statements and read out by the Democratic Services Officers: Aylesford Parish Council and Ms J Doorne (member of the public). The statement of Ms J Doorne was made on behalf of 65 local residents living in Brampton Field (J Masters, D Schwartz, H Lockyer, N Wines, J Wilson, J & J Sikes, M Edwards, Mr & Mrs Hisee, P Stevenson & G Lander, N & E Tabuga, S, M and P Spence, C Shanahan, M & K Carter, Mr & Mrs Jobling, W & L Lopez, J & M Harrigan, J Doorne and G & K Wiles), Cherry Orchard (R Apps), New Road (M Covey and N Carney), Scott Close (D & L Lomas), Woodlands Road (A Allies, P Ryan and T & P Cook), Acorn Grove (K & C Ridgeway) and Fernleigh Rise (L & D Wells) in Ditton and in East Malling (P Aldridge, K & M Barrett, A Davies and M & S Yates), Leybourne (D & S Smithson, E Lockyer and

R & J Brooks), Larkfield (A Dixon, L Mason, Mr & Mrs Paice, L Bobbett, J & J Tranter, C Lewis, T Hoad and G McCarthy) and Barming (P & L Baker).

Written statements had also been received from Mr R Angel; W Heeley, T Lee, Mr E Baldock, Mr D Morrissey, Mr S Soffe, Mr I Smith, Mr R Dixon, Mr & Mrs Burr, Mr R Steer, Mr K Wood, Mr J Rush, Mr C Shea, S Redmond, G Godden, Mr N Dave, Mr R Ware, Mr & Mrs Dean, A Gore, Mr R Zaborski, L Noble, I Pierce, Mr R Jackson, L Rush, Mr P Duplock, L Lopez, Mr E Lopez and Mr A Mulcuck. The Principal Democratic Services Officer read out a summary of any points raised in these written statements which had not been highlighted by other representations.

Mr G Evans (Agent) made a verbal statement on behalf of the Applicant.]

PART 2 - PRIVATE

AP3 20/38 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.51 pm
having commenced at 6.30 pm