

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 25th March, 2021

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 D A S Davis, D Lettington, P J Montague 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 21/1 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct. In the interest of transparency, Councillor G Bridge advised that he had worked at Oakhill House as an employee of Fidelity.

AP1 21/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 29 October 2020 be approved as a correct record and signed by the Chairman.

AP1 21/3 GLOSSARY AND SUPPLEMENTARY MATTERS

Decisions were taken on the following applications subject to the prerequisites, 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.

**DECISIONS TAKEN UNDER DELEGATED POWERS IN
ACCORDANCE WITH PART 3 OF THE CONSTITUTION
(RESPONSIBILITY FOR COUNCIL FUNCTIONS)**

**AP1 21/4 TM/20/02245/FL AND TM/20/02246/LB - OAKHILL HOUSE,
130 TONBRIDGE ROAD, HILDENBOROUGH**

- (A) Redevelopment of site to include conversion, extension and alteration of existing office buildings and conversion and alteration of Grade II listed office building to create 138 apartments and shared residents' facilities, together with 27 houses within the grounds, including access, parking, hard and soft landscaping and areas of open space at Oakhill House, 130 Tonbridge Road, Hildenborough.

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 Environment Health subject to

(1) Amendments to Conditions

14. No development other than ground investigations or site survey works, shall be commenced until arrangements for the management of any and all demolition and/or 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 construction works will be limited to and measured 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;
- Procedures for notifying properties identified as likely to be affected as to the ongoing timetabling of works, the nature of the works and likely their duration, with particular reference to any such works which may give rise to noise and disturbance and any other regular liaison or information dissemination; and
- The specific arrangements for the parking of contractor's vehicles within or around the site during construction and any external storage of materials or plant throughout the construction phase.

- The controls on noise and dust arising from the site with reference to current guidance.
- Measures and facilities to be put in place for wheel washing throughout the construction phase

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

Reason: In the interests of general amenity and highway safety

22. The development shall be carried out in accordance with the recommendations of the BSG Ecology Appraisal received 07 October 2020; in particular the implementation of mitigation and enhancement measures and be retained and maintained thereafter. In addition to those measures, no development other than ground investigations or site survey works, shall be commenced until additional strategies for the mitigation and enhancement measures for all protected species on the site, including hedgehogs and dormice, shall be submitted to the Local Planning Authority for approval. The details shall be implemented in accordance with the approved strategies before the completion of the development on the site and shall be retained and maintained thereafter.

Reason: To ensure the protection of wildlife species.

(2) Additional Informatives

10. The developer is strongly encouraged to undertake an exercise of recording and archiving the layout and condition of the grounds prior to the development commencing and to liaise with the Parish Council and relevant local interest groups regarding this work and with a view to making the records publicly available in perpetuity.

11. The developer is strongly encouraged to further investigate all opportunities for retaining the Atlas Blue Cedar (Tree Number 1463, identified on the Arboricultural Implications Plan ref HBA-833-104 Rev C.

12. The developer is asked to retain the existing four illuminated columns at the entrance to the site and on the site boundary to Tonbridge Road.

(B) Listed Building Application: Redevelopment of site to include conversion, extension and alteration of existing office buildings and conversion and alteration of Grade II listed office building to create 138 apartments and shared residents' facilities at Oakhill House, 130 Tonbridge Road, Hildenborough.

RESOLVED: That Listed Building Consent be GRANTED as set out in the report and supplementary report of the Director of Planning, Housing and Environmental Health.

[Speakers: Verbal statements were made by Mrs M Coles (on behalf of Hildenborough Parish Council), Mr D Phillips (on behalf of Hildenborough Gardeners Society) and Mr S Ellis (applicant)]

AP1 21/5 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.21 pm