

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 27th May, 2021

Present: Cllr M D Boughton (Chairman), Cllr D W King (Vice-Chairman), Cllr Mrs J A Anderson, Cllr J L Botten, Cllr V M C Branson, Cllr G C Bridge, Cllr A E Clark, Cllr M O Davis, Cllr N J Heslop, Cllr M A J Hood, Cllr F A Hoskins, 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 and P J Montague participated via MS Teams and joined the discussion when invited by the Chairman in accordance with Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs P A Bates and N Foyle

PART 1 - PUBLIC

AP1 21/6 DECLARATIONS OF INTEREST

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

AP1 21/7 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 25 March 2021 be approved as a correct record and signed by the Chairman.

AP1 21/8 GLOSSARY AND SUPPLEMENTARY MATTERS

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 tabled at 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.

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

**AP1 21/9 TM/20/02334/FL - FORMER B AND Q, CANNON LANE,
TONBRIDGE**

Variation of condition 1 of planning permission TM/16/00818/FL: to allow the sale of convenience goods from Units 1B and 1C at former B And Q, Cannon Lane, Tonbridge.

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

- (1) The Local Planning Authority is not convinced on the evidence presented by the applicant within the Transport Assessment and associated supporting documentation that sufficiently robust or up to date modelling has been undertaken to demonstrate the development can come forward in a wholly acceptable manner in highway terms. As such, the Local Planning Authority does not consider that sufficient evidence exists to demonstrate what potential significant impacts might arise from the development on the transport network in terms of capacity and congestion and subsequently whether any such impacts can be cost effectively mitigated to an acceptable degree. The development therefore fails to comply with the requirements of paragraph 108(c) of the National Planning Policy Framework 2019, policy CP2(e) of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ8 of the Managing Development and the Environment DPD 2010.

[Speakers: Mr O Fahmy, Ms A Ah-kine and Mr M Ansdell, members of the public, and J Hill, agent addressed the Committee verbally via MS Teams]

AP1 21/10 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.40 pm