

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 24th February, 2021

Present: Cllr H S Rogers (Chairman), Cllr B J Luker (Vice-Chairman), Cllr Mrs J A Anderson, Cllr R P Betts, Cllr C Brown, Cllr M A Coffin, Cllr S A Hudson, Cllr Mrs F A Kemp, Cllr P J Montague, Cllr L J O'Toole, Cllr W E Palmer, Cllr J L Sergison, Cllr T B Shaw, Cllr N G Stapleton, Cllr K B Tanner and Cllr M Taylor

Councillors Mrs S Bell, N J Heslop, D Lettington and Mrs A S Oakley were also present pursuant to Council Procedure Rule No 15.21.

PART 1 - PUBLIC

AP2 21/1 DECLARATIONS OF INTEREST

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

AP2 21/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 4 November 2021 be approved as a correct record and signed by the Chairman.

AP2 21/3 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 circulated in advance of the meeting and published on 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)**

AP2 21/4 TM/20/02263/FL - THE OLD DAIRY, MAIDSTONE ROAD, PLATT

Demolition of existing buildings and construction of x7 dwelling houses with associated access, parking and amenity space at The Old Dairy, Maidstone Road, Platt.

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

- (1) The proposal by virtue of the size of the site and the amount, density and resultant layout of development would result in an unduly cramped form of development that would function poorly and be out of keeping with the prevailing character of the area, causing harm to the visual amenities of the locality. The proposal would therefore be contrary to the requirements of policies CP13 and CP24 of the Tonbridge and Malling Core Strategy 2007 and paragraphs 127 and 130 of the National Planning Policy Framework 2019.

[Speakers: Verbal statements were made by Mrs Pat Darby (on behalf of Platt Parish Council), Mr Andy Hewitt, Ms Deborah Larnder, Mr Barry Baker, Mr John Ryan (members of the public) and Mr John Escott (agent)]

AP2 21/5 TM/20/02255/FL - 1 GREEN LANE, TROTTISCLIFFE

Demolition of existing one storey bungalow to enable erection of a semi-detached five bedroom dwelling at 1 Green Lane, Trottiscliffe.

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

- (1) The proposed development by virtue of its overall footprint, scale, massing, siting and detailed design would represent an incongruous and overbearing feature within the established street scene particularly when viewed from the south, which would be harmful to the visual amenities of the locality and the wider landscape quality of the Area of Outstanding Natural Beauty. Furthermore, for these reasons, combined with the close proximity of the development with the common boundary and the resultant relationship with the neighbouring property at 2 Green Lane, the development would also have an unacceptable overbearing impact on that neighbouring property, to the detriment of the residential amenities of the occupants. The proposal would therefore be contrary to the requirements of policies CP7, CP13 and CP24 of the Tonbridge and Malling Core

Strategy 2007 and paragraphs 127, 130 and 172 of the National Planning Policy Framework 2019.

[Speakers: Verbal statements were made by Councillor Ian Mills (on behalf of Trottiscliffe Parish Council), Mr Richard Wallis, Mrs Patricia Wallis, Mr Neil and Mrs Marion Harvey (members of the public) and Mr Ben Blackburn (architect).

The following representations were made by written statements and read out by the Democratic Services Officer: Chantal Moftah, Jacqueline King (members of the public)]

AP2 21/6 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 10.30 pm