

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 2 PLANNING COMMITTEE**

**Wednesday, 26th May, 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 S A Hudson, Cllr Mrs F A Kemp, 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 T Dean, N J Heslop, M A J Hood and R V Roud 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 Councillor M A Coffin

#### **PART 1 - PUBLIC**

##### **AP2 21/7 DECLARATIONS OF INTEREST**

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

##### **AP2 21/8 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 24 February 2021 be approved as a correct record and signed by the Chairman.

##### **AP2 21/9 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 21/10 TM/20/02830/RM - KINGS HILL PHASE 3, GIBSON DRIVE, KINGS HILL**

Reserved Matters application (appearance, access, landscaping, layout and scale) for Areas 4-8 of Kings Hill Phase 3 comprising the erection of 140 no. dwellings, means of access and associated landscaping, parking, levels, drainage and ancillary works involving the discharge of conditions 1, 12, 13, 19, 20, 23, 24, 37, 38 and 39 pursuant to Outline planning permission TM/13/01535/OAEA.

**RESOLVED:** That the reserved matters be APPROVED 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

(1) Additional Condition:

2. Notwithstanding the provisions of the Town and County Planning General Development Orders 2015 (including any Order revoking or re-enacting that Order, with or without modification) no doors or other means of enclosing the car ports hereby approved shall be installed to the front elevation of the car ports and furthermore no development shall be carried out within Classes A and E of Part 1 or Class A of Part 2 of Schedule 2 of that Order.

Reason: To ensure the integrity of the layout, design and parking strategy for the development is suitably preserved and because enclosure of the car ports could reduce their use for vehicle parking and development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

(2) Additional Informatives

4. Notwithstanding the strategy set out in the letter submitted on behalf of the applicant dated 08 March 2021 in respect of the provision of electric vehicle charging points across the development as approved, the applicant is strongly encouraged further opportunities for incorporating such provision more extensively wherever possible to do so.

5. The applicant, and any subsequent management company responsible for the development once completed, are strongly encouraged to enter into early and ongoing liaison with Kings Hill Parish Council regarding the management and enforcement of parking across

the development to ensure this takes place in an appropriate and rigorous manner at all times.

6. The applicant is strongly encouraged to investigate all appropriate design-based solutions for preventing unacceptable and unauthorised vehicle parking across the development, ensuring in particular (but not necessarily limited to) the clear demarcation of visitor parking bays and where on-street parking is prohibited.

[Speakers: Verbal statements were made by Councillor Margaret Colman (on behalf of Kings Hill Parish Council), Mr David Rush (member of the public) and Ms Emma Wreathall (agent) who addressed the Committee via MS Teams]

#### **AP2 21/11 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.35 pm