

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 3 PLANNING COMMITTEE**

**Thursday, 8th July, 2021**

**Present:** Cllr D A S Davis (Chairman), Cllr T Bishop, Cllr R I B Cannon, Cllr D J Cooper, Cllr R W Dalton, 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.

(Note: As Councillor Mrs S Bell was unable to attend in person and participated via MS Teams, she was unable to vote on any matters)

Councillors N J Heslop and N G Stapleton participated via MS Teams and joined the discussion when invited to do so in accordance with Council Procedure Rule No 15.21.

An apology for absence was received from Councillor Mrs T Dean.

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

##### **AP3 21/13 DECLARATIONS OF INTEREST**

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

##### **AP3 21/14 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 18 March 2021 be approved as a correct record and signed by the Chairman.

##### **AP3 21/15 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. There were no supplementary reports circulated in advance or tabled at the meeting.

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

##### **AP3 21/16 TM/21/00864/FL - 4 AND 4A HIGH STREET, SNODLAND**

Demolition of existing warehouse, former shop and 3 bedroom first floor flat and redevelopment of the site with a new building incorporating

14 apartments (4 no. 2 bedroom and 10 no. 1 bedroom flats), including the rebuilding of the Art-deco front section of the building, with associated cycle store, bin store, parking and turning at 4 and 4A High Street, Snodland.

**RESOLVED:** That the application be REFUSED for the following reasons:

1. The proposal by virtue of the overall size of the site combined with the total number of units, the consequential density of the development and its resultant layout, in particular the ability of the site to accommodate parking of a sufficient amount, layout and size to serve the development, would result in an unduly cramped form of development that would function poorly and which would not be of a sufficient quality overall. The proposal would therefore be contrary to the requirements of policies CP1 and CP24 of the Tonbridge and Malling Core Strategy 2007 and paragraphs 127 and 130 of the National Planning Policy Framework 2019.

#### **AP3 21/17 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.22 pm