

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 30th September, 2021

Present: Cllr D A S Davis (Chairman), Cllr Mrs S Bell, Cllr R I B Cannon,
Cllr D J Cooper, Cllr R W Dalton, Cllr Mrs T Dean,
Cllr S M Hammond, Cllr P M Hickmott, Cllr A Kennedy,
Cllr D Lettington, Cllr Mrs A S Oakley, Cllr Mrs M Tatton,
Cllr D Thornewell and Cllr C J Williams

(Note: As Councillor T Bishop was unable to attend in person and participated via MS Teams he was unable to vote on any matters)

Apologies for absence were received from Councillors M C Base, D Keers, Mrs R F Lettington and R V Roud

PART 1 - PUBLIC

AP3 21/18 DECLARATIONS OF INTEREST

Councillor T Bishop declared an Other Significant Interest in Application TM/21/02001/FL as he was a Borough Council appointee to the Tonbridge and Malling Leisure Trust. He indicated that, as he was participating via MS Teams and not present in the Council Chamber, he would take no part in the discussion and voting thereon.

For reasons of transparency, Councillor M Tatton indicated that, as an employee of Teston Parish Council, she knew the Speaker making the representation in respect of Application TM/20/02749/OAEA.

AP3 21/19 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 8 July 2021 be approved as a correct record and signed by the Chairman.

AP3 21/20 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 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)**

**AP3 21/21 TM/21/02001/FL - LEYBOURNE LAKES COUNTRY PARK,
MALLING ROAD, LARKFIELD**

Erection of a new lakeside cafe and water sports building. Movement of two shipping containers on site that are to be clad to match the proposed building and the removal of a container currently used for WCs at Leybourne Lakes Country Park, Malling Road, Larkfield.

RESOLVED: That planning permission be GRANTED subject to the addition of the following informative:

3. The Borough Council will need to create new street name for this development together with a new street numbering scheme. To discuss the arrangements for the allocation of new street names and numbers you are asked to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to addresses@tmbc.gov.uk. To avoid difficulties, you are advised to do this as soon as possible and, in any event, not less than one month before the new property is ready for occupation.

**AP3 21/22 TM/20/02749/OAEA - LAND SOUTH OF BARMING STATION AND
EAST OF HERMITAGE LANE, AYLESFORD**

Outline Application: erection of up to 330 dwellings (including 40% affordable homes), together with associated open space, play areas, and landscaping (including details of access) at Land South of Barming Station and East of Hermitage Lane, Aylesford.

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

1. The proposal includes substantial built development on a currently undeveloped site which would cause significant localised landscape harm which cannot be adequately mitigated in the long term. As a result, development at this quantum and in this location would be detrimental to the appearance and character of the immediate locality contrary to policy SQ1 of the Managing Development and the Environment DPD 2010 and paragraph 130 of the National Planning Policy Framework 2021. Furthermore, the proposed development result in the loss of Grade 2 agricultural land, causing further harm and contrary to the requirements of paragraph 174(b) of the National Planning Policy Framework 2021. The harms that would arise to the landscape and character and appearance of the area taken together with the loss of agricultural land would significantly and demonstrably outweigh the benefits the proposed

development would provide in relating to housing provision and other identified benefits.

[Speakers: A representation was made by Mr T Walker on behalf of Aylesford Parish Council by a written statement which was read out by the Democratic Services Officer; Mr P Coulling, Chairman of Teston Parish Council addressed the Committee in person and a verbal statement was made by Ms E Challenger (applicant) who attended via MS Teams]

PART 2 - PRIVATE

AP3 21/23 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.15 pm
having commenced at 6.30 pm