

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

MINUTES

Wednesday, 19th January, 2022

Present: Cllr H S Rogers (Chairman), Cllr B J Luker (Vice-Chairman), Cllr R P Betts, Cllr P Boxall, Cllr D Harman, Cllr S A Hudson, Cllr Mrs F A Kemp, Cllr W E Palmer, Cllr T B Shaw, Cllr K B Tanner and Cllr M Taylor

Apologies for absence were received from Councillors Mrs J A Anderson, C Brown, P J Montague, J L Sergison and N G Stapleton

PART 1 - PUBLIC

AP2 22/1 DECLARATIONS OF INTEREST

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

AP2 22/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 8 December 2021 be approved as a correct record and signed by the Chairman.

AP2 22/3 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 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)**

**AP2 22/4 TM/21/02565/FL - AVENUE, COTTAGE, SHIPBOURNE ROAD,
TONBRIDGE**

Demolish the existing extended property and associated outbuildings and construct a more sustainable new build replacement residential property at Avenue Cottage, Shipbourne Road, Tonbridge.

RESOLVED: That the application be APPROVED, subject to the following:

(1) Amended informative:

1. Please note that previously certified outbuildings under applications TM/21/00527/LDP and TM/21/01956/LDP certified that the buildings were permitted development at the date of issuing the Lawful Development Certificates. These outbuildings would not be permitted development if constructed and only used following the demolition of the existing house. The applicant is further reminded that in the event these outbuildings were constructed ahead of this planning permission being implemented, their subsequent retention would not be in accordance with the plans approved by this planning permission and a breach of planning control would be occurring.

(2) Additional Informative:

3. The applicant is strongly encouraged to take all possible measures to ensure the dwelling hereby approved will meet EPC Rating "A" and to demonstrate how this will be achieved through the submission of details pursuant to Condition 5 of this planning permission.

[Speaker: A verbal statement was made by Ms J Andrews (on behalf of the Applicant) who addressed the Committee via MS Teams.]

AP2 22/5 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.45 pm