

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

MINUTES

Wednesday, 25th May, 2022

Present: Cllr H S Rogers (Chair), Cllr B J Luker (Vice-Chair), Cllr R P Betts, Cllr C Brown, Cllr M A Coffin, Cllr D Harman, Cllr N G Stapleton, Cllr K B Tanner and Cllr M Taylor.

(Note: As Councillors Mrs J A Anderson, Mrs F A Kemp, P J Montague, J L Sergison were unable to attend in person and participated via MS Teams they were unable to vote on any matters.)

Councillors Mrs A S Oakley and R V Roud were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors S A Hudson, W E Palmer and T B Shaw

PART 1 - PUBLIC

AP2 22/18 DECLARATIONS OF INTEREST

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

AP2 22/19 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 6 April 2022 be approved as a correct record and signed by the Chairman.

AP2 22/20 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 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 22/21 TM/21/02273/RM - DEVELOPMENT SITE NORTH AND EAST OF
JUBILEE WAY, KINGS HILL, WEST MALLING**

Approval of Reserved Matters for Areas 5.2 and 5.3, Kings Hill Phase 5, comprising the construction of 210 residential units and associated works, together with details required by conditions 1, 6, 7, 8, 9, 10 pursuant to Outline Planning Permission TM/18/03034/OAEA at the development site north and east of Jubilee Way, Kings Hill.

RESOLVED: That the reserved matters be APPROVED in accordance with the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health, subject to

(1) Additional Conditions:

3. None of the dwellings shall be occupied until the area shown on the submitted layout as vehicle parking space (including the car ports) to serve a particular dwelling has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development (including the erection of garages), whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

4. None of the dwellings within the flat blocks labelled as Blocks E, F and H on the approved plans shall be occupied until solar PV panels have been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a sufficient number of panels to generate at least 60KW of electricity.

Reason: In order to ensure that an appropriate amount of renewable technology is incorporated into the development and that the solar PV panels are installed in a timely fashion in compliance with the Borough Council's Climate Change Strategy.

[Speaker: Mr M Bessant – agent]

AP2 22/22 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.05 pm