

# **TONBRIDGE AND MALLING BOROUGH COUNCIL**

## **AREA 3 PLANNING COMMITTEE**

### **MINUTES**

**Thursday, 14th July, 2022**

**Present:** Cllr M C Base (Chair), Cllr D J Cooper (Vice-Chair), Cllr R I B Cannon, Cllr D A S Davis, Cllr P M Hickmott, Cllr D Keers, Cllr D Lettington, Cllr R V Roud, Cllr Mrs M Tatton and Cllr C J Williams.

(Note: Councillor Dalton was unable to attend in person and participated via MS Teams and was unable to vote on any matters).

Councillors V M C Branson and C Brown were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs S Bell, T Bishop, S M Hammond, A Kennedy, Mrs R F Lettington, Mrs A S Oakley and D Thornewell

### **PART 1 - PUBLIC**

#### **AP3 22/1 DECLARATIONS OF INTEREST**

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

#### **AP3 22/2 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 30 September 2021 be approved as a correct record and signed by the Chairman.

#### **AP3 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)**

**AP3 22/4 TM/21/02866/FL - LAND EAST OF LITTLE PRESTON YARD AND  
NORTH OF M20, COLDHARBOUR LANE, AYLESFORD**

Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements at land east of Little Preston Yard and north of M20 Coldharbour Lane, Aylesford.

**RESOLVED:** That planning permission be GRANTED 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:

26. The scheme of photovoltaic panels and air source heat pumps specified within section 4 of the Energy Strategy shall be installed on each building prior to its first occupation and shall be retained at all times thereafter.

Reason: In order to reduce greenhouse gas emissions in accordance with paragraph 154 of the National Planning Policy Framework.

27. None of the buildings shall be occupied until electric vehicle charging points have been installed in accordance with details that have first been submitted to and approved by the Local Planning Authority.

Reason: In order to help reduce vehicle emissions in the interests of air quality and in accordance with paragraph 112 of the National Planning Policy Framework 2021.

28. The cycle storage facilities shown on the approved plan shall be installed prior to the first occupation of the buildings hereby approved.

Reason: In order to facilitate sustainable transport choices for the occupiers of the development, in the interests of highway safety and in accordance with paragraph 112 of the National Planning Policy Framework 2021.

[Speakers: Mr A Gale, agent]

**AP3 22/5 TM/21/02630/FL - 10 MURDOCK GROVE, WOULDHAM**

Carport conversion into bar/BBQ built area and increase in height to existing side panel of the carport. (Retrospective) at 10 Murdock Grove, Wouldham.

After careful consideration of the issues, Members expressed concern in respect of the loss of car parking spaces, which were a departure from the parking arrangements originally considered acceptable for the locality, and could result in a significant impact upon parking and highway safety contrary to policy SQ 8 of the Managing Development and the Environment Development Plan Document and paragraph 111 of the National Planning Policy Framework.

**RESOLVED:** That planning permission be DEFERRED for a report from the Head of Legal and Democratic Services on the risks arising from a decision contrary to the recommendation of the Director of Planning, Housing and Environmental Health (as set out in CPR 15.25, Part 4 (Rules) of the Constitution).

[Speakers: Ms S Weaver, applicant]

**AP3 22/6 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.15 pm