

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

MINUTES

Thursday, 10th November, 2022

Present: Cllr D J Cooper (Vice-Chair, in the Chair), Cllr Mrs S Bell, Cllr T Bishop, Cllr R I B Cannon, Cllr R W Dalton, Cllr D A S Davis, Cllr Mrs T Dean, Cllr S M Hammond, Cllr D Keers, Cllr D Lettington, Cllr R V Roud, Cllr Mrs M Tatton, Cllr D Thornewell and Cllr C J Williams

Councillor Mrs A S Oakley participated via MS Teams and joined the discussion when invited to do so in accordance with Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors M C Base (Chair) and Mrs R F Lettington.

PART 1 - PUBLIC

AP3 22/18 DECLARATIONS OF INTEREST

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

AP3 22/19 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 29 September 2022 be approved as a correct record and signed by the Chair.

AP3 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 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 22/21 TM/22/01210/FL - DOWNS FARM, PILGRIMS WAY, WOULDHAM

Erection of a two bedroom detached dwelling with mezzanine and basement, associated curtilage and three parking spaces at Downs Farm, Pilgrims Way, Wouldham.

RESOLVED: That the application be REFUSED for the following reason

The proposal by reason of its siting and location would introduce significant built form into the rural countryside to the detriment of the landscape quality and visual amenity of the countryside, which would be visible from medium and long-range views. The proposal therefore fails to conserve and enhance the landscape and scenic beauty of the Area of Outstanding Natural Beauty contrary to Policy CP7 of the Tonbridge and Malling Borough Core Strategy (2007), Policy SQ1 of the Managing Development and Environment Development Plan Document (2010), paragraphs 174 and 176 of the National Planning Policy Framework (2021) and the Kent Downs AONB Management Plan 2021-2026.

[Speaker: Mr C Levie (Architect) participated via MS Teams]

PART 2 - PRIVATE

AP3 22/22 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.45 pm