

# **TONBRIDGE AND MALLING BOROUGH COUNCIL**

## **AREA 2 PLANNING COMMITTEE**

### **MINUTES**

**Wednesday, 6th December, 2023**

**Present:** Cllr W E Palmer (Chair), Cllr B Banks, Cllr R P Betts, Cllr M D Boughton, Cllr M A Coffin, Cllr Mrs T Dean, Cllr D Harman, Cllr S A Hudson, Cllr J R S Lark, Cllr R V Roud, Cllr K B Tanner, Cllr Mrs M Tatton and Cllr M Taylor

Apologies for absence were received from Councillors C Brown, P Boxall and S Crisp.

### **PART 1 - PUBLIC**

#### **AP2 23/19 DECLARATIONS OF INTEREST**

There were no declarations of interest made in accordance with the Code of Conduct. However, for reasons of transparency Councillor T Dean advised of a potential conflict of interest in application TM/23/01006/FL (The Scared Crow, 79 Offham Road, West Malling) on the grounds that she lived 150 yards away from the site and decided that she would abstain from determining the matter. She remained in the meeting to hear the debate but did not participate in the discussion or vote on the application.

#### **AP2 23/20 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 1 November 2023 be approved as a correct record and signed by the Chairman.

#### **AP2 23/21 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 23/22 TM/23/00550/FL - 1 BOURNE VALE, PLAXTOL, SEVENOAKS**

Demolition of existing single storey double garage and erection of new detached 2 storey dwelling with rooms in roof and associated external works.

**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.

[Speakers: Councillor Mike Brewin (on behalf of Plaxtol Parish Council), Mr Marius Carboni, Mr Adam Stocker, Ms Angela Stocker, Mr Jonathon Tanner and Ms Christie Verrechia (members of the public) and Mr Rob Colley (on behalf of the applicant)]

**AP2 23/23 TM/23/01006/FL - THE SCARED CROW, 79 OFFHAM ROAD, WEST MALLING**

Change of use of existing pub to form 2 x 3 bed dwellings including erection of a first floor South West rear extension, two storey South East rear extension and associated alterations.

**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 Environment Health, subject to:

(1) Amended Condition 3:

No above ground development, excluding demolition works, shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority. Notwithstanding the details shown on the proposed block plan, this shall include boundary enclosures. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

(2) Additional Informative 6:

Members strongly encourage the applicant to retain the painted mural/sign to the front of the building as reference to the history of the building.

[Speaker: Ms Jessica Hampson (on behalf of the applicant)]

**AP2 23/24 TM/21/00881/OA - MOD LAND SOUTH OF DISCOVERY DRIVE, KINGS HILL, WEST MALLING**

The Committee were advised that this item had been WITHDRAWN from the agenda.

**AP2 23/25 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS**

There were no updates in respect of planning appeals, public enquiries and hearings held since the last meeting of the Planning Committee.

**AP2 23/26 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.02 pm