

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

MINUTES

Thursday, 28th March, 2024

Present: Cllr M A J Hood (Chair), Cllr K Barton, Cllr G C Bridge, Cllr J Clokey, Cllr A Cope, Cllr G B Hines, Cllr F A Hoskins, Cllr A Mehmet, Cllr R W G Oliver, Cllr B A Parry, Cllr M R Rhodes and Cllr K S Tunstall

Virtual: Councillors R W Dalton, D Harman and M Taylor participated via MS Teams in accordance with Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors D W King and L Athwal.

PART 1 - PUBLIC

AP1 24/1 DECLARATIONS OF INTEREST

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

AP1 24/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 19 October 2023 be approved as a correct record and signed by the Chairman, subject to an amendment of “(1) Addition of informative” under AP1 23/28 to read:

“1. During the demolition and construction phase, the hours of working (including deliveries) **should** be restricted to Monday to Friday 07:30 hours – 18:30 hours. On Saturday 08:00 to 13:00 hours, with no work on Sundays or Public Holidays.”

AP1 24/3 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)**

**AP1 24/4 TM/22/02694/FL - FORMERLY RIVER CENTRE CAR PARK,
MEDWAY WHARF ROAD, TONBRIDGE**

Erection of a 9 storey building comprising of 118 residential units, together with associated car and cycle parking, landscaping and associated works

Due regard was given to the determining issues detailed in the report of the Director of Planning, Housing and Environmental Health with particular reference made to the adequacy of the provision for the electric bicycle charging spaces and the level of external lighting to the building.

Furthermore, there was detailed discussion on the adequacy of the parking provision within the proposed development and the potential impact on the parking situation within the neighbourhood area. However, Members acknowledged the benefit of securing sustainable development on a brownfield site and the significant need for affordable housing which was to be provided by part of this development.

RESOLVED: That planning permission be GRANTED in accordance with the submitted details, conditions and reasons set out in both the main and the supplementary reports of the Director of Planning, Housing and Environmental Health, subject to:

- (1) the Applicant entering into a S106 agreement to make financial contributions and securing affordable housing provision, in accordance with the details as set out in the report;
- (2) delegated authority to the Director of Planning, Housing and Environmental Health to form the wording of an additional condition requiring the Applicant to submit details to and seek approval from the Local Planning Authority in respect of external lighting to the building; and
- (3) delegated authority to the Director of Planning, Housing and Environmental Health to investigate and negotiate with the Applicant with a view to enhancing the provision of electric bicycle charging spaces within the development.

[Speakers: Whitefriars Wharf Management Company Limited (member of the public) – a statement was read out as agreed by the Chair; Mr Rob Morgan (on behalf of the Applicant) addressed the Committee in person]

MATTERS FOR INFORMATION**AP1 24/5 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS**

The report setting out updates in respect of planning appeals, public inquiries and hearings held since they were last reported to the Planning Committee on 22 June 2023 was received and noted.

The Head of Planning (James Bailey) responded to a query advising that there was no identifiable trend in appeal outcomes, however, more information about planning appeals and costs was available in report [Planning Appeal Costs](#) which was recently presented to Housing and Planning Scrutiny Select Committee.

AP1 24/6 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.32 pm