

# **TONBRIDGE AND MALLING BOROUGH COUNCIL**

## **AREA 2 PLANNING COMMITTEE**

### **MINUTES**

**Wednesday, 29th May, 2024**

**Present:** Cllr W E Palmer (Chair), Cllr B Banks, Cllr R P Betts, Cllr M A Coffin, 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, M D Boughton, P Boxall, S Crisp and Mrs T Dean.

### **PART 1 - PUBLIC**

#### **AP2 24/12 DECLARATIONS OF INTEREST**

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

#### **AP2 24/13 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 21 February 2024 be approved as a correct record and signed by the Chairman.

#### **AP2 24/14 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 24/15 TM/23/02034/FL - LAND BETWEEN BIRCHFIELD AND MID KENT NURSERIES, ASHES LANE, HADLOW, TONBRIDGE**

Proposed three detached dwellings with double garages (resubmission following withdrawn of 23/01395/FL).

During discussion, particular reference was made to conditions to include passive house, landscaping and biodiversity management.

**RESOLVED:** That planning permission be GRANTED for the following reason:

It was considered that the proposal comprised limited infilling in villages and therefore complied with the exception under section e) of paragraph 154 of the National Planning Policy Framework 2023 which amounted to appropriate development in the green belt; subject to

- (1) a Section 106 agreement being negotiated to contribute towards education, community learning, children's services, libraries, adult social care and waste as sought by Kent County Council and referenced in 5.8 and 6.31 of the report; and
- (2) final wording of conditions and informatives being delegated to the Director of Planning, Housing and Environmental Health, in consultation with the Chair and Vice-Chair, and as set out on the Decision Notice published by Planning Services.

[Speaker: Mr M Rogers (applicant)]

#### **AP2 24/16 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS**

The report setting out updates in respect of planning appeals, public inquiries and hearings held since the last meeting of the Planning Committee was received and noted.

#### **AP2 24/17 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.04 pm