

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

MINUTES

Wednesday, 7th August, 2024

Present: Cllr W E Palmer (Chair), Cllr B Banks, Cllr R P Betts, Cllr M D Boughton, Cllr P Boxall, 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 (Vice Chair) and S Crisp and an apology for in-person attendance was received from Councillor Mrs T Dean who participated via MS Teams in accordance with Council Procedure Rule No 15.21.

PART 1 - PUBLIC

AP2 24/18 DECLARATIONS OF INTEREST

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

AP2 24/19 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 29 May 2024 be approved as a correct record and signed by the Chairman.

AP2 24/20 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 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 24/21 TM/24/00144/PA - 32 POUND ROAD, EAST PECKHAM,
TONBRIDGE**

Proposal of New Cafe and associated parking

After careful consideration of the points raised by the speakers and the submitted details and conditions set out in the report of the Director of Planning, Housing and Environmental Health, Members expressed significant concern in respect of the policy non-compliance with regard to the inadequate parking provision and the proposed change of use of the development with associated impact on the neighbourhood and the amenities.

RESOLVED: That planning permission be REFUSED for the following reasons:

1. The proposed development by reason of its inadequate parking provision fails to comply with Policy SQ8 of the Managing Development and the Environment DPD and KCC Parking Standards SPG4.
2. The proposed development by reason of its increase in size and the inclusion of an internal seating area, creates an intensification of the use to the site, which is harmful to the amenity of the adjoining occupiers in terms of noise and disturbance contrary to Policy SQ6 of the Managing Development and the Environment DPD.

[Speakers: Cllr M Williams (representing East Peckham Parish Council), Ms S Barth and Mr J Scorey (members of the public) and Mr D Town (agent on behalf of the Applicant) addressed the Committee in person.]

AP2 24/22 TM/24/00307/PA - HILDENBOROUGH, ASHES LANE, HADLOW

Demolition of existing detached bungalow and garage and replacement 4 x bedroom detached dwelling including basement accommodation and integral garage

Due regard was given to the determining issues and conditions as detailed in the report of the Director of Planning, Housing and Environmental Health, with particular reference made to the conditions proposed in respect of the trees surrounding the development protected by TPO given their significance, and Members were assured of the ongoing engagement with arborist and the Tree officer to ensure appropriate protection of the trees.

In addition, concern was raised over potential impact of the demolition work on the party wall with the neighbouring property and it was confirmed by Planning Officers that an informative in respect of a party wall agreement could be added, albeit it was acknowledged that this would be a civil matter between the development and the neighbouring property.

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: Ms L Edmonds (member of the public) addressed the Committee via MS Teams and Mr S Bowman (agent on behalf of the Applicant) addressed the Committee in person.]

AP2 24/23 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 24/24 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.47 pm