

# **TONBRIDGE AND MALLING BOROUGH COUNCIL**

## **AREA 1 PLANNING COMMITTEE**

**Thursday, 5th September, 2024**

**Present:** Cllr M A J Hood (Chair), Cllr L Athwal, Cllr G C Bridge, Cllr J Clokey, Cllr A Cope, Cllr F A Hoskins, Cllr B A Parry, Cllr Stacey Pilgrim, Cllr M R Rhodes and Cllr K S Tunstall.

(Note: As Councillor D W King was unable to attend in person and participated via MS Teams he was unable to vote on any matters).

Apologies for absence were received from Councillors K Barton, A Mehmet and R W G Oliver.

### **PART 1 - PUBLIC**

#### **AP1 24/7 DECLARATIONS OF INTEREST**

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

#### **AP1 24/8 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 1 Planning Committee held on 28 March 2024 be approved as a correct record and signed by the Chairman.

#### **AP1 24/9 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 24/10 TM/24/00806/PA - SMITH AND SONS BUILDERS YARD, 4 ORCHARD DRIVE, TONBRIDGE**

Redevelopment of the builders yard and residential garden land associated with no.4 Orchard Drive to provide 3 no. residential dwellings, including associated amenity, parking, landscaping, and other associated works.

Due regard was given to the determining issues detailed in the report of the Director of Planning, Housing and Environmental Health.

There was detailed discussion regarding the proximity of a number of houses to the proposed development. A proposal to refuse planning permission on the grounds of potential overbearing of the development on neighbouring properties on Croft Close due to the proposed height and extent of development adjacent to the boundary was lost following a formal vote.

**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) 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 the slab levels of the proposed dwellings.

[Speakers: Ms E Thompson (on behalf of Ms S Briggs, a member of the public); and Mr Gregg Filmer (on behalf of the applicant)]

**AP1 24/11 TM/24/00142/PA - 7 CASTLE STREET, TONBRIDGE**

Conversion of ground floor commercial (Class E) to residential (Class C3) to form 3 residential units with additional windows (8-10 Bank Street and 7 Castle Street)

Due regard was given to the determining issues detailed in the report of the Director of Planning, Housing and Environmental Health.

During discussion, concern was raised regarding parking provision, pedestrian access, refuse storage and collection arrangements and lack of light into the premises.

**RESOLVED:** The planning permission be GRANTED in accordance with the submitted details, conditions and reasons set out in the report of the Director of Planning, Housing and Environmental Health.

[Speaker: Ms R Khan (on behalf of the Applicant)]

### **MATTERS FOR INFORMATION**

#### **AP1 24/12 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 was received and noted.

#### **AP1 24/13 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.39 pm