

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

MINUTES

Thursday, 13th March, 2025

Present: Cllr D Thornevell (Chair), Cllr R W Dalton (Vice-Chair),
Cllr Mrs S Bell, Cllr A G Bennison, Cllr R I B Cannon,
Cllr D A S Davis, Cllr P M Hickmott, Cllr D Keers, Cllr
A McDermott and Cllr C J Williams

In attendance: Councillor Mrs T Dean was also present pursuant to Council Procedure Rule No 15.21.

Virtual: Councillors R V Roud* and Mrs M Tatton* participated via MS Teams in accordance with Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors T Bishop, S M Hammond and Mrs A S Oakley.

PART 1 - PUBLIC

AP3 25/1 DECLARATIONS OF INTEREST

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

AP3 25/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 8 June 2023 be approved as a correct record and signed by the Chairman.

AP3 25/3 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)**

**AP3 25/4 TM/24/00769/PA - LAND & BUILDING EAST OF ROSE COTTAGE,
440 LUNSFORD LANE, LARKFIELD, AYLESFORD**

Demolition of existing workshop and office space and replacement with new mixed use office and workshop space (Class E) and detached garage to rear.

After careful consideration of the points raised by the speakers and the submitted details, conditions and informatives set out in the report of the Director of Planning, Housing and Environmental Health, Members expressed significant concerns in respect of the potential impact of the proposed mixed use property on the settings of the nearby listed buildings and the neighbouring residential area and potential implications relating to highway safety, including parking provision and vehicle turning facilities.

It was proposed by Cllr P Hickmott, seconded by Cllr S Bell, that a Members' Site inspection be undertaken, on the grounds that:

- (1) particular site factors were so significant in terms of weight attached to them, relative to other factors, and that a site inspection would be the only way to assess those factors;
- (2) it was essential in order to reach a view on an application that the specific and particular characteristics of the site needed to be viewed on the ground in order to assess the broader material impact of the proposal; and
- (3) the proposal raised specific matters in respect of site characteristics, the importance of which could only be established by means of a site inspection.

This motion was supported by the Committee unanimously. Members further requested that an officer from Kent County Council Highways be invited to attend the Members' Site Inspection.

RESOLVED: That the application be DEFERRED for a Members' Site Inspection in accordance with Paragraphs E6.3 (a), (b) and (c) of the Borough Council's Constitution, Protocol E – Members' Planning Code of Good Practice.

[Speakers: Ms M Douglas, Mrs D Hart, Mr C Twyman, Mr C Green, Ms L Wheeldon, Mr C Twyman (on behalf of Ms E Hills), Mrs D Hart (on behalf of Mr D Carslaw), Ms F Ray, Mrs D Hart (on behalf of Mr J Humphries), Mrs D Eden-Green, Mrs D Hart (on behalf of Mr G Hart), Ms M Douglas (on behalf of Ms J Newman), Mr J Eden-Green, Mr J

Eden-Green (on behalf of Ms T Allingham) and Mrs D Eden-Green (on behalf of Ms E Lewis) (members of the public) and Mr P Hadley (Agent on behalf of the Applicant) addressed the Committee in person.]

AP3 25/5 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.

Particular reference was made to Planning Application Ref 22/00698/FL (1 Heron Place Wouldham ME1 3FG) in relation to implementation of the new Parking Standards adopted by Kent County Council as part of the Kent Design Guide. More information about the new Parking Standards would be reported to the Housing and Planning Scrutiny Select Committee on 18 March 2025.

AP3 25/6 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.02 pm