

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

MINUTES

Wednesday, 17th September, 2025

Present: Cllr W E Palmer (Chair), Cllr C Brown (Vice-Chair), Cllr B Banks, Cllr R P Betts, Cllr M D Boughton, Cllr P Boxall, Cllr S A Hudson, Cllr R V Roud, Cllr K B Tanner, Cllr Mrs M Tatton and Cllr M Taylor

Apologies for absence were received from Councillors M A Coffin, S Crisp, Mrs T Dean, D Harman and J R S Lark

PART 1 - PUBLIC

AP2 25/45 DECLARATIONS OF INTEREST

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

AP2 25/46 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 6 August 2025 be approved as a correct record and signed by the Chairman.

AP2 25/47 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.

MATTERS FOR DECISION UNDER DELEGATED POWERS (IN ACCORDANCE WITH PART 3 OF THE CONSTITUTION)

AP2 25/48 TM/24/01632/PA - 2 KEEPERS COTTAGE, SWANTON VALLEY LANE, WEST PECKHAM

Proposed demolition of existing garage/workshop/store and replace with new.

The application sought permission to demolish the existing outbuildings and the erection of a replacement single building to provide garaging and workshop/storage in association with the existing residential dwelling.

Due regard was given to the determining issues, conditions, reasons and informatives as detailed in the report of the Director of Planning, Housing and Environmental Health. Whilst the principle of development was supported, concern was expressed about the height of the roof of the proposed new building. It was also clarified that Condition 3 would restrict the use of the new building to purposes incidental to the enjoyment of the dwelling house and prohibit use as a separate residential unit.

Cllr Taylor proposed, Cllr Roud seconded and following a formal vote it was

RESOLVED: That the Area Planning Committee were minded to approve the application in accordance with the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health, subject to:

- (1) an amendment to condition 5;

No development, other than the demolition of any buildings, removal of hardstanding, ground investigations or site survey works, shall take place until details of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

- (2) further negotiations in respect of the design and pitch of the roof; and
- (3) the final decision being delegated to the Director of Planning, Housing and Environmental Health if the negotiations were successful.

[Speaker: Mark Woodhams, Platt Parish Council]

AP2 25/49 TM/25/01173/PA - LAND AT JUNCTION OF MEREWORTH ROAD AND SEVEN MILE LANE, MEREWORTH

Advertisement Consent (Retrospective): For 1 x post mounted advertising board

The applicant sought retrospective consent for the erection of a post-mounted advertisement board.

Due regard was given to the determining issues, conditions, reasons and informatives as detailed in the report of the Director of Planning, Housing and Environmental Health. The views of the public speakers were also taken into consideration.

The minimal visual impact of the sign on the Green Belt and the lack of objection from the Highway Authority was noted and the importance of supporting rural businesses was recognised.

Cllr Palmer proposed, Cllr Boughton seconded and the Committee

RESOLVED: That retrospective consent for signage be APPROVED in accordance with the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health, subject to:

- (1) the addition of Condition 8:

The signage hereby approved shall be non-illuminated at all times throughout the lifetime of this consent.

Reason: In the interests of highway safety and the visual amenities of the area.

(Speakers: Mr A Hall, Member of the Public and Mr R Cooper, agent)

AP2 25/50 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS

It was noted that there had been no planning appeals, public inquiries or hearings since the last meeting of the Planning Committee.

AP2 25/51 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.33 pm