

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

MINUTES

Thursday, 11th December, 2025

Present: Cllr D Thornewell (Chair), Cllr R W Dalton (Vice-Chair), Cllr A G Bennison, Cllr T Bishop, Cllr R I B Cannon, Cllr D A S Davis, Cllr P M Hickmott, Cllr D Keers and Cllr Mrs A S Oakley

Councillor R V Roud participated via MS Teams pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs S Bell, L Chapman, S M Hammond, A McDermott and C J Williams.

PART 1 - PUBLIC

AP3 25/25 DECLARATIONS OF INTEREST

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

AP3 25/26 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 25 September 2025 be approved as a correct record and signed by the Chairman.

AP3 25/27 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)

AP3 25/28 25/00855/PA - 49 HALLSFIELD ROAD, CHATHAM

Ground floor rear extension and change of use from use class C3 residential dwelling to C2 residential institution designed to provide accommodation and personal care for up to five individuals.

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. Concerns were expressed regarding the potential impact of the proposed development on neighbouring amenities, specifically with regard to possible increases in noise and disturbance, inadequate parking provision, and highway safety considerations.

It was proposed by Councillor D Keers and seconded by Councillor R Dalton that the application be refused, contrary to Officer's recommendation, for the following reasons:

- (1) as a result of the increased comings and goings, additional parking of vehicles, staff movements, disruption and activity would result in an unacceptable intensification of the site, out of keeping with the character of this quiet residential area and harmful to neighbourhood, neighbouring amenities, in conflict with policy CP24 of the Tonbridge and Malling Core Strategy and policy SQ1 of the Managing Development and the Environment Development Plan Document; and
- (2) as a result of insufficient off-street parking, the proposal would not function well over the lifetime of the development and the parking plan would not be enforceable or provide sufficient mitigation for the failure to provide the necessary off-street parking spaces. This would amount to poor design and would be detrimental to the functioning of the development, in conflicts with paragraph 135 of the National Planning Policy Framework, policy CP 24 of the Tonbridge and Malling Core Strategy, policy SQ 8 of the Managing Development and the Environment Development Plan Document and the Kent Parking Standards SPD.

Following a formal vote, the proposal was supported by majority of the Committee and on the grounds that the above refusal reasons were not considered could be substantiated at an appeal, the vote taken was a recommendation only in accordance with Council and Committee Procedure Rule 15.24, Part 4 Rules of the Constitution.

RESOLVED: That consideration of the planning application be DEFERRED for a report from the Director of Central Services and Monitoring Officer on the risks arising from a decision contrary to the

recommendation of the Director of Planning, Housing and Environmental Health (as set out in Council and Committee Procedure Rule 15.24, Part 4 (Rules) of the Constitution).

[Speakers: Mr D Hoare, Mrs S Hoare, Mrs L Collard, Mr C Collard and Mr S Stevens (members of the public) and Ms V Costinar (Applicant) addressed the Committee in person.]

AP3 25/29 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.

AP3 25/30 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.10 pm