

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

MINUTES

Monday, 9th March, 2026

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

In attendance: Councillors S Crisp, Mrs T Dean, J R S Lark, W E Palmer, R V Roud, K B Tanner, Mrs M Tatton, D Harman* and D W King* were also present pursuant to Council Procedure Rule No 15.21.

(*participated via MS Teams)

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

PART 1 - PUBLIC

AP3 26/9 DECLARATIONS OF INTEREST

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

AP3 26/10 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 29 January 2026 be approved as a correct record and signed by the Chairman.

AP3 26/11 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 Regulatory Services 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 RECOMMENDATION**AP3 26/12 TM/24/00372/OAEA - LAND EAST OF KILN BARN ROAD AND WEST OF HERMITAGE LANE, AYLESFORD**

Outline planning application with all matters reserved (except for access, which is to include the Sustainable Movement Corridor from New Road East Malling to Kiln Barn Road) for development of land to west of Hermitage Lane and East of Kiln Barn Road comprised of: a residential-led development of up to 1,300 dwellings including affordable housing; a new village centre including a primary school; ancillary commercial, community and employment floorspace; strategic open space, parkland, child play provision and sustainable drainage infrastructure; new access points and associated transport infrastructure, including demolition of existing vacant buildings. Application supported by an Environmental Statement.

Members were reminded that, in accordance with the Borough Council's Constitution, Committee Procedure Rule 15.25, the application fell within the areas of more than one Area Planning Committee and must therefore be considered independently by both of the Committees concerned, with the recommendations of both Committees to be reported to Council for decision, unless both Committees were agreed on their recommendations (including reasons for their recommendations and any conditions to be attached to a grant of permission), in which case the Director of Planning, Housing and Regulatory Services might proceed to determine the application in accordance with those recommendations.

Due regard was given to the consultation responses and determining issues detailed in both the main and the supplementary reports of the Director of Planning, Housing and Regulatory Services, as well as representations made by the speakers.

Members expressed concerns regarding highways and traffic impacts, the Sustainable Movement Corridor, heritage and landscape effects, loss of best and most versatile agricultural land, and the adequacy of potable water supply and infrastructure capacity.

Queries were raised and responded to in relation to highways modelling, cumulative impacts, heritage considerations, Biodiversity Net Gain provision, affordable housing viability, ecological matters and the Sustainable Movement Corridor, with particular discussion focused on representations received in respect of potable water supply and whether a Grampian-style condition could be imposed to control phased development and occupation pending approval and confirmation of adequate infrastructure to meet water supply needs arising from the development.

A motion was proposed and seconded to grant planning permission in accordance with the officer recommendation, subject to completion of a section 106 legal agreement, conditions and informatives as set out in both the main and the supplementary reports of the Director of Planning, Housing and Regulatory Services, and the inclusion of an additional Grampian-style condition relating to potable water supply. On being put to the vote, the motion was lost with six Members voting against and five Members voting in favour.

A further motion was then proposed and seconded to defer consideration of the application to allow further information and evidence to be obtained in relation to the delivery capacity of South East Water to supply the development given the recent position change on their Water Resources Management Plan. This was carried with six Members voting in favour and five Members abstained from voting.

RESOLVED: That consideration of the application be DEFERRED, to enable further information to be obtained in respect of potable water supply and related infrastructure capacity, and for the matter to be reported back to a future meeting of the Area 3 Planning Committee.

[Speakers: Cllr N Newman (on behalf of Ditton Parish Council), Cllr T Sharp (on behalf of Aylesford Parish Council), Mr A Waters, Mr J Newman, Mrs J Newman, Cllr S Jeffery, Mr R Dove and Cllr P Coulling (members of the public) and Mr G Evans (Agent on behalf of the Applicant) addressed the Committee in person.]

AP3 26/13 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS

There were no updates provided on planning appeals, public inquiries or hearings since the last meeting of the Planning Committee. However, attention was drawn to a dismissed appeal relating to an application at Lunsford Lane, Larkfield, Aylesford, which was previously refused by the Committee, with appreciation recorded to both Members and Officers for their support and contribution in responding to the appeal.

AP3 26/14 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.20 pm
having commenced at 5.30 pm