

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

MINUTES

Wednesday, 1st April, 2026

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 J R S Lark, 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 and D Harman

PART 1 - PUBLIC

AP2 26/21 DECLARATIONS OF INTEREST

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

AP2 26/22 MINUTES

RESOLVED: That the Minutes of the ordinary and extraordinary meetings of the Area 2 Planning Committee held on 18 February 2026 and 9 March 2026 respectively be approved as a correct record and signed by the Chairman.

AP2 26/23 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 DECISION UNDER DELEGATED POWERS (IN ACCORDANCE WITH PART 3 OF THE CONSTITUTION)

AP2 26/24 TM/25/00656/PA - GROVE FARM, MAIDSTONE ROAD, HADLOW

The application was to be determined by officers under delegated authority and was therefore withdrawn from the agenda.

AP2 26/25 TM/25/01725/FL - ST GEORGES COURT, WEST STREET, WROTHAM

Section 73 application to vary condition 22 (approved plans) of planning permission TM/18/02268/FUL (as amended by ref. TM/23/00661/NMA, TM23/00915/NMA and TM/25/01464/NMA) for alterations to the approved scheme to comprise of the removal of one home, layout and elevation changes, internal layout changes and confirmation of the final affordable housing mix.

Due regard was given to the determining issues, conditions, reasons and informatives detailed in the report of the Director of Planning, Housing and Regulatory Services. The comments received from Wrotham Parish Council, as summarised in the supplementary report, and the views of public speakers were also taken into account.

Members raised a number of concerns, including previous concern about over-capacity on the site, noting that the application reduced the number of units by one, significant changes to the proposed scheme, especially regarding the retention of properties for the over 55s and loss of shared ownership. There was discussion about strengthening informatives to encourage representation for the over 55s.

Furthermore, concern was expressed regarding anti-social behaviour, the tenure mix and the percentage of affordable housing in Wrotham Village compared to other areas of the borough, which failed to support balanced, well-designed communities.

Following debate, it was proposed by Councillor R Betts, seconded by Cllr M Taylor, and the Committee

RESOLVED: That the application be REFUSED for the following reason:

1. The proposed development by reason of the mix of affordable housing tenure would not result in a mixed and balanced community and would be contrary to paragraphs 8(b), 66 and 135(f) of the National Planning Policy Framework 2024.

[Speakers: Councillor P Gillin (on behalf of Wrotham Parish Council), County Councillor H Rayner, Kent County Council Member for Malling West (member of the public) and Mr S Walker (applicant) addressed the Committee in person.]

AP2 26/26 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 26/27 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.30 pm