

# **TONBRIDGE AND MALLING BOROUGH COUNCIL**

## **AREA 2 PLANNING COMMITTEE**

### **MINUTES**

**Thursday, 12th December, 2024**

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

**In attendance:** Councillor D Thornevell was also present pursuant to Council Procedure Rule No 15.21.

**Virtual:** Councillors D Keers and Mrs A S Oakley participated via MS Teams in accordance with Council Procedure Rule No 15.21.

An apology for in-person attendance was received from Councillor D Harman who participated via MS Teams in accordance with Council Procedure Rule No 15.21. Apologies for absence were received from Councillors R P Betts, M A Coffin and J R S Lark.

### **PART 1 - PUBLIC**

#### **AP2 24/47 DECLARATIONS OF INTEREST**

For reasons of transparency, Councillor Mrs M Tatton advised that she was the Parish Clerk for Teston Parish Council who were one of the consultees on application TM/21/00881/OA (MOD Land South of Discovery Drive, Kings Hill, West Malling). However, as she had not been involved in any decision making regarding the Parish Council's response, this did not represent either a Disclosable Pecuniary or Other Significant Interest and there was no requirement for her to withdraw from the meeting or to not participate in the debate.

#### **AP2 24/48 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)**

**AP2 24/49 TM/21/00881/OA - MOD LAND SOUTH OF DISCOVERY DRIVE,  
KINGS HILL, WEST MALLING**

Outline Application: Development of up to 65 dwellings (all matters reserved other than access).

Due regard was given to the determining issues and conditions as detailed in the report of the Director of Planning, Housing and Environmental Health, with particular attention given to the concerns raised by the public speakers and due consideration given to the Borough Council's latest housing land supply position and the fact that the proposed development was within a designated allocated site (known as 'f – Kings Hill') as defined in Policy H1 of the Development Land Allocations DPD (April 2008). In addition, clarification was sought in respect of provision within the developer contributions, as part of the Section 106 agreement, towards the NHS Integrated Care Board.

It was proposed by Councillor K Tanner, seconded by Councillor C Brown that the application be refused on grounds relating to the size and means of access, impact on the adjacent Ancient Woodland and impact on the character and appearance of the area and visual amenity of the locality. In order to seek legal advice and on the grounds of maintaining legal professional privilege, the Committee agreed to move into Part 2 to consider exempt information in private before returning to Part 1 to resume the meeting in public. Following a formal vote, this motion was defeated.

**RESOLVED:** That planning permission be GRANTED subject to:

- (1) the applicant entering into a legal agreement in respect of:
  - 40% affordable housing
  - Off-site open space provision
  - Education provision, community facilities and services (Kent County Council Economic Development)
  - Off-Site BNG and monitoring
- (2) the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health; and
- (3) authority being delegated to the Director of Planning, Housing and Environmental Health to further investigate and establish the provision within the developer contributions towards the NHS Integrated Care Board, as part of the Section 106 agreement.

[Speakers: Cllr A Petty (on behalf of Kings Hill Parish Council), Mr I Farrington, Mr M Jones, Mrs W Rush, Mr N Hartnup, Mr N Hart, Mr K Murphy, Ms K Bell, Mr F McLymont, Ms J Timon, Mr D Rush, (Name withheld), (Name withheld), Mrs K Cockrill, Mr P Cockrill (members of the public) and Mr D Pope (on behalf of the Applicant) addressed the Committee in person.]

**AP2 24/50 TM/24/00927/PA - ROTARY HOUSE, NORMAN ROAD, WEST MALLING**

The Committee were advised that this item had been withdrawn from the agenda.

**AP2 24/51 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.49 pm  
having commenced at 6.37 pm