

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

MINUTES

Thursday, 31st July, 2025

Present: Cllr D W King (Vice-Chair), Cllr L Athwal, Cllr K Barton, Cllr G C Bridge, Cllr J Clokey, Cllr A Cope, Cllr F A Hoskins, Cllr R W G Oliver, Cllr B A Parry, Cllr S Pilgrim, Cllr M R Rhodes and Cllr K S Tunstall

An apology for absence was received from Councillor A Mehmet.

PART 1 - PUBLIC

AP1 25/19 DECLARATIONS OF INTEREST

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

However, for reasons of transparency Cllr Tunstall advised that one of the public speakers was known to him. As he retained an open mind on the applications to be considered this did not represent an Other Significant Interest and he remained in the meeting.

AP1 25/20 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 22 May 2025 be approved as a correct record and signed by the Chairman.

AP1 25/21 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)

AP1 25/22 TM/25/00195/PA - 6 HALF MOON LANE, HILDENBOROUGH, TONBRIDGE

Demolition of existing dwelling and construction of two replacement detached properties. Associated landscaping alterations.

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 some concern was expressed that the proposed development would be incongruous in the street scene, over-intensive and impact on neighbours because of poor orientation, after careful deliberation it was considered that no unacceptable impacts arising from the proposal had been identified that would significantly and demonstrably outweigh the potential benefits of the scheme. However, to address drainage concerns Officers recommended that a drainage strategy setting out the method in which foul and surface water run off would be managed be provided by the applicant.

Cllr Hood proposed, Cllr Athwal seconded and following a formal vote it was

RESOLVED: That planning permission be APPROVED in accordance with the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environment Health; subject to

- (1) the signing of a legal agreement to secure off-site BNG credits;
- (2) the addition of condition 9 in respect of drainage:

No development, other than the demolition of any buildings, removal of hardstanding, ground investigations or site survey works, shall take place until a drainage strategy setting out the method in which foul and surface water run off resulting from this development proposals are to be managed in accordance with the hierarchy of drainage options as set out in the National Planning Practice Guidance: Flood risk and coastal change has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied unless and until the drainage method detailed in the drainage strategy has been implemented in accordance with the approved details and thereafter be retained and maintained.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions.

[Speakers: Mr N Mitchell (member of the public) and Mr C Bergdahl (applicant)]

MATTERS FOR INFORMATION

AP1 25/23 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS

The report setting out updates in respect of planning appeals, public inquiries and hearings held since the last meeting of the Planning Committee was received and noted.

AP1 25/24 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.20 pm