

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

MINUTES

Monday, 9th March, 2026

Present: Cllr W E Palmer (Chair), Cllr B Banks, Cllr R P Betts, Cllr M D Boughton, Cllr S Crisp, Cllr S A Hudson, Cllr R V Roud, Cllr Mrs M Tatton and Cllr M Taylor

In attendance: Councillors D Thornevell, Mrs S Bell* and R I B Cannon* were also present pursuant to Council Procedure Rule No 15.21.

(*participated via MS Teams)

Apologies for absence were received from Councillors C Brown (Vice-Chair), P Boxall, M A Coffin, Mrs T Dean, D Harman**, J R S Lark and K B Tanner.

(**apologies submitted for in-person attendance and participated via MS Teams)

PART 1 - PUBLIC

AP2 26/17 DECLARATIONS OF INTEREST

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

AP2 26/18 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 RECOMMENDATION**AP2 26/19 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. Members further noted that any discussion or outcome at the Area 3 Planning Committee did not bind the Area 2 Planning Committee.

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, affordable housing provision, the Sustainable Movement Corridor, heritage and landscape effects, public transport provision and sustainability, loss of best and most versatile agricultural land, mineral considerations, local primary care capacity, and the adequacy of potable water supply and infrastructure capacity.

The Committee had an in-depth discussion in relation to highways modelling and cumulative impacts; the design, operation and enforceability of the Sustainable Movement Corridor; the bus gate at the nearby Chapelfield Way, Maidstone, and whether further evidence could be sought from Kent County Council Highways regarding its operation, long-term management and effectiveness; potential sterilisation of high-quality ragstone reserves and mineral extraction viability; and the

potential to strengthen a specific condition to ensure it adequately defined the permitted users of the Sustainable Movement Corridor.

Following debate, a motion was proposed and seconded to defer consideration of the application to allow further information to be obtained, including in relation to potable water supply, mineral extraction considerations, the operation of the bus gate at Chapelfield Way, Maidstone, and the wording and enforceability of Condition 7 as set out in the main report of the Director of Planning, Housing and Regulatory Services. On being put to the vote, the motion was carried with the Committee voting in favour unanimously.

RESOLVED: That consideration of the application be DEFERRED, to enable further information to be obtained and investigated in respect of the following areas, and for the matter to be reported back to a future meeting of the Area 2 Planning Committee:

- (1) potable water supply and related infrastructure capacity;
- (2) clarification on mineral extraction and whether this could be extracted prior to the development of housing;
- (3) assessment of impact of the bus gate at Chapelfield Way, Maidstone and its effectiveness; and
- (4) strengthening of the wording and enforceability of Condition 7 relating to the definition of permitted users of the Sustainable Movement Corridor to secure future consistent use of the road as designed.

[Speakers: Ms K Moore, Cllr S Jeffery and Cllr P Coulling (members of the public) and Mr G Evans (Agent on behalf of the Applicant) addressed the Committee in person.]

AP2 26/20 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 11.27 pm
having commenced at 8.35 pm