

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 4th June, 2015

Present: Cllr M Parry-Waller (Chairman), Cllr D Lettington (Vice-Chairman), Cllr M C Base, Cllr Mrs S Bell, Cllr Mrs B A Brown, Cllr T I B Cannon, Cllr R W Dalton, Cllr D A S Davis, Cllr Mrs S M Hall, Cllr S M Hammond, Cllr D Keeley, Cllr S M King, Cllr D Markham, Cllr Mrs A S Oakley, Cllr R V Roud, Cllr A K Sullivan and Cllr T C Walker

Councillors N J Heslop and H S Rogers were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors T Bishop, Mrs T Dean and B W Walker

PART 1 - PUBLIC

AP3 15/33 DECLARATIONS OF INTEREST

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

AP3 15/34 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 23 April 2015 be approved as a correct record and signed by the Chairman.

DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PARAGRAPH 3, PART 3 OF THE CONSTITUTION

AP3 15/35 DEVELOPMENT CONTROL

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.

AP3 15/36 TM/15/01023/FL - ORCHARD FARM, WELL STREET, EAST MALLING

New access roadway from existing access roadway to serve 5 caravan pitches operated under caravan club licence and to provide access to existing septic tank at Orchard Farm, Well Street, East Malling.

RESOLVED: That the application be DEFERRED for a Members' Site Inspection

[Speakers: Mr T Ward and Mr A Philpott, members of the public and Mr J Fuller, applicant]

AP3 15/37 TM/15/00713/FL - 592 LONDON ROAD, DITTON

Change of use from A1 (shop) to A5 (hot food takeaway) at 592 London Road, Ditton.

RESOLVED: That the application be APPROVED in accordance with the details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health, subject to:

(1) Additional condition:

5. Prior to the commencement of the use hereby permitted, full details of the storage and screening of refuse shall be submitted to and approved by the Local Planning Authority and the approved details shall thereafter be implemented prior to the commencement of the use and maintained at all times thereafter.
Reason: In the interests of residential amenity.

(2) Addition of informatives:

1. With regards to Condition 5, the applicant must make proper provisions to store refuse taking into account the need to prevent vermin from being attracted to the premises.
2. The applicant is asked to take all reasonable measures to ensure that odour and noise does not escape from the building by keeping doors and windows closed and relying on the ventilation system required to be installed prior to the commencement of the use as set out in Condition 2. For further advice and guidance regarding the measures to be taken to deal with the emission of odours, the applicant is advised to contact the Environmental Protection Team – environmental.protection@tmbc.gov.uk
3. The application is asked to take all measures to ensure that patrons of the business behave in an appropriate and neighbourly manner when visiting and leaving the premises in order to respect the surrounding residential properties.

4. The applicant should note that the Borough Council operates a Voluntary Litter Code in Ditton which requires businesses to have an appropriate business waste contract, keep the area around the business clear of litter and waste, provide a litter bin or sponsor a bin, ask customers if they need a bag (aimed at reducing packaging) and requesting that customers use bins provided. The applicant is strongly encouraged to sign up to this initiative and for further information on the scheme can contact the Borough Council's Environmental Projects Co-ordinator on 01732 876 295.

[Speakers: Mr P Dalton, Ditton Parish Council, Mr N Hussey, member of the public and Ms S Perfect on behalf of the applicant (Mr M Shakir)]

PART 2 - PRIVATE

AP3 15/38 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.30 pm