

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 2nd July, 2015

Present: Cllr R D Lancaster (Chairman), Cllr V M C Branson (Vice-Chairman), Cllr Mrs J A Anderson, Cllr Ms J A Atkinson, Cllr O C Baldock, Cllr Mrs P A Bates, Cllr P F Bolt, Cllr J L Botten, Cllr D J Cure, Cllr M O Davis, Cllr T Edmondston-Low, Cllr B T M Elks, Cllr Mrs M F Heslop, Cllr N J Heslop, Cllr M R Rhodes, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr C P Smith, Cllr Ms S V Spence and Cllr F G Tombolis

PART 1 - PUBLIC

AP1 15/17 DECLARATIONS OF INTEREST

The Chairman, Councillor R Lancaster, declared an Other Significant Interest in Application TM/14/04177/FL in that his daughter attended the Weald of Kent Girls Grammar School. He withdrew from the meeting during consideration of this item and the Chair was taken by the Vice-Chairman, Councillor V Branson.

AP1 15/18 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 9 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

AP1 15/19 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.

AP1 15/20 TM/14/02628/0A - 82 GOLDSMID ROAD, TONBRIDGE

Outline Application: Demolition of garage to rear. Change of use of existing retail shop to a 1-bed flat. Extension and conversion of storage building to form 2 no. 1-bed flats and 1 no. 2-bed dwelling house at 82 Goldsmid Road, Tonbridge.

RESOLVED: That the application be APPROVED in accordance with the details, conditions, reasons and informatives set out in the report and supplementary report of the Director of Planning, Housing and Environmental Health subject to the substitution of the plan/document list in the pre-condition as follows:-

'Design and Access Statement received 29.07.2014, Email received 23.06.2015, Street Scenes received 23.06.2015, Existing Plans and Elevations 1196 P001 C received 23.06.2015, Proposed Plans and Elevations 1196 P002 G received 23.06.2015, Sections 1196 P003 received 23.06.2015, Letter received 19.01.2015'

[Speakers: Ms T Jackson – member of the public; and Mrs O Clinker – Applicant]

AP1 15/21 TM/15/01266/FL - REAR OF 105, 107 AND 109 ST MARYS ROAD, TONBRIDGE

Demolition of existing buildings and the erection of a residential unit to provide a one bed bungalow and two bed semi-detached property with parking and landscaping at Rear of 105, 107 and 109 St Marys Road, Tonbridge.

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

[Speakers: Ms L Hales – member of the public; and Mr M Garvey – Agent to the Applicant]

AP1 15/22 TM/14/04177/FL - WEALD OF KENT GIRLS GRAMMAR SCHOOL, TUDELEY LANE, TONBRIDGE

Construction of a 4 court badminton sports and gymnastics facility with associated wc/changing rooms, office, social lounge, dance studio and 14 car parking spaces at Weald of Kent Girls Grammar School, Tudeley Lane, Tonbridge.

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

- Consultation with Sport England and no adverse comments received;
- Referral of the application to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009;
- The conditions set out in the main report, and any others required by Sport England.

(1) The amendment of conditions 9 and 10 to read:

9. No development shall take place until details of surface water drainage and measures for rainwater harvesting have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

Reason: To ensure adequate drainage in the interests of flood prevention.

10. The use of the building by community groups shall not be carried out outside the hours of 08.00 to 21.00 Monday to Friday and 08.00 to 18.00 on Saturdays, Sundays, Bank and Public holidays.

Reason: To ensure that the development does not harm the amenities of neighbouring residential properties.

(2) The addition of Informative:

3. With regard to the construction phase of the development, the applicant is asked to take all reasonable steps to mitigate any impact upon surrounding residents. With this in mind, they are strongly encouraged to apply for a Section 61 Control of Pollution Act 1974 'prior consent' notice to regulate working hours/methods. It is recommended that you contact the Environmental Health Pollution Control Team on pollution.control@tmbc.gov.uk in advance of the commencement of works to discuss this further. The applicant is also advised to not undertake construction works outside the hours of 08.00 -18:00 Mondays to Fridays, 08:00-13:00 on Saturdays and to not undertake works on Sundays, Bank or public holidays. Furthermore, arrangements for the management of demolition and construction traffic to and from the site should be carefully considered in the interests of residential amenities and highway safety. With regard to works within the limits of the highway and construction practices to prevent issues such as the deposit of mud on the highway, the applicant is encouraged to consult The Community Delivery Manager, Kent County Council, Kent Highway Services, Double Day House, St Michaels Close, Aylesford Tel: 03000 418181 at an early time.

4. The applicant is asked to put in place procedures to notify local residents of community uses intended to take place on Sundays and Bank and Public Holidays. In connection with Condition 5, details of how this aspect will be managed should be provided. The applicant is

strongly encouraged to avoid community use of the new building on Bank and Public Holidays and in the event that such occasions cannot be avoided notification of local residents should take place.

[Speakers: Mr L Prebble – member of the public; Mrs C Wilkins and Ms J Leman – on behalf of the Applicant]

AP1 15/23 14/00326/WORKM - PUBLIC CONVENIENCE, THE RIDGEWAY, TONBRIDGE

The report advised of an Alleged Unauthorised Development, namely an unauthorised means of enclosure adjacent to a public highway used by vehicular traffic that exceeded one metre in height above ground level.

RESOLVED: That an Enforcement Notice be issued, the detailed wording of which to be agreed with the Director of Central Services, requiring the removal of the hoarding and any debris remaining on the land.

AP1 15/24 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.09 pm