

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 21st November, 2013

Present: Cllr A K Sullivan (Chairman), Cllr R W Dalton (Vice-Chairman), Cllr J Atkins, Cllr J A L Balcombe, Cllr Mrs J M Bellamy, Cllr T Bishop, Cllr D A S Davis, Cllr S M King, Cllr Miss A Moloney, Cllr Mrs A S Oakley, Cllr M Parry-Waller, Cllr Mrs E A Simpson, Cllr D W Smith and Cllr R Taylor.

Councillors N Heslop and Mrs Murray were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs B Brown, Mrs Gale, Homewood, Keeley and Mrs Woodger.

PART 1 - PUBLIC

**AP3
13/045 DECLARATIONS OF INTEREST**

Councillor King declared an Other Significant Interest in application TM/13/02733/RM in that he lived in a property adjoining the development. He withdrew from the meeting during consideration of this item.

**AP3
13/046 MINUTES**

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 10 October 2013 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
13/047 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
13/048 (A) TM/12/01762/FL AND (B) TM/12/01763/LB - AYLESFORD
BUSINESS CENTRE, 17 HIGH STREET, AYLESFORD**

(A) Conversion of property to 8 self-contained residential units, together with removal of rear additions of roof enclosure to enclosed loading area, additional floor added to rear building and internal and external alterations.

(B) Listed Building Application: Removal of add-ons at rear of listed building, removal of roof enclosure to enclosed loading area, conversion of existing to residential, additional floor added to rear building as part of re-modelling at Aylesford Business Centre, 17 High Street, Aylesford.

RESOLVED: That

(1) Application TM/12/01762/FL be

APPROVED in accordance with the details set out in the report of the Director of Planning, Housing and Environmental Health subject to the addition of condition

8. No development shall commence until details of a scheme for the storage and screening of refuse has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is occupied and shall be retained at all times thereafter.

Reason: To facilitate the collection of refuse and preserve visual amenity and to ensure compliance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

(2) Application TM/12/01763/LB be

APPROVED in accordance with the details set out in the report of the Director of Planning, Housing and Environmental Health.

[Speakers: Mr M Bowden, Mrs N Bowden, Mr A Reid, Mr N Egan (on behalf of Mr D Barber), Mr G Sharpe and Mr N Bestwick - members of the public; and Mr B Geddes - Agent]

**AP3
13/049 TM/13/02131/FL - LAND OPPOSITE 197 COMMON ROAD,
CHATHAM**

Excavation of trenches and creation of bunds on field boundaries (retrospective) at Land opposite 197 Common Road, Chatham.

RESOLVED: That the application be

APPROVED subject to the following condition

1. Within one month of the date of this permission a detailed scheme for the re-engineering and landscaping of the bunds and trenches shall be submitted to the Local Planning Authority for approval. The submitted details shall indicate a form that will be structurally stable and suitable for seeding with grass, the type of grassland seed mix to be used, appropriate topsoil type, and shall also provide details of a timetable for the implementation of the works, including subsequent seeding with grass. The re-engineering works and seeding shall be implemented in accordance with the approved scheme and timetable.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

[Speaker: Mr P Taylor - local resident]

**AP3
13/050**

**TM/13/02733/RM - FORMER HOLBOROUGH QUARRY AND
ADJOINING LAND PARCEL, HOLBOROUGH ROAD, SNODLAND**

Details of Reserved Matters being: access, appearance, landscaping, layout and scale for phase 5 comprising of 95 homes submitted pursuant to outline application TM/01/02746/OAEA (formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping) at Former Holborough Quarry and Adjoining Land Parcel, Holborough Road, Snodland.

RESOLVED: That the application be

APPROVED in accordance with the submitted details, conditions and informatives set out in the report and supplementary report of the Director of Planning, Housing and Environmental Health subject to the amendment of the 'plans list' to read:

'Approve Reserved Matters in accordance with the following submitted details: Drawing 00635C_P05_MO_01 REV 02 dated 04.11.2013, Schedule 00635C_P05_MP_02 REV 02 dated 11.11.2013, Drawing 00635C_P05_MP_03 REV 02 dated 11.11.2013, Drawing 00635C_P05_MP_04 REV 02 dated 11.11.2013, Drawing 00635C_P05_MP_05 REV 03 dated 13.11.2013, Drawing 00635C_P05_MP_06 REV 02 dated 11.11.2013, Schedule 00635C_P05_MP_07 REV 02 dated 11.11.2013, Sections 00635B_S_SHT1 REV01 dated 11.11.2013, Sections 00635B_S_SHT01 REV01 dated 11.11.2013, Landscape Layout 1266/025 REV F dated 11.11.2013, Elevations 00635C_BKA_E_SHT REV 01 dated 04.11.2013, Elevations 00635_BKA_E_SHT2 REV 01 dated 04.11.2013, Plan 00635_BKA_P_SHT1 REV 01 dated 04.11.2013, Plan 00635_BKA_P_SHT2 REV 01 dated 04.11.2013, Plan 00635_BKA_P_SHT3 REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT BOSTON REV 02 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT FOG REV 02 dated

04.11.2013, Proposed Plans and Elevations 00635C_H REV 02 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT J dated 04.11.2013, Proposed Plans and Elevations 00635C_HT LINCOLN REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT TOWER HOUSE REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT VERMONT REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT WATERBURY REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT WOODFIELD REV 01 dated 04.11.2013, Letter dated 04.11.2013, Letter dated 05.11.2013, Letter dated 11.11.2013, Letter dated 13.11.2013, Letter dated 09.09.2013, Letter fee received dated 12.09.2013, Letter dated 23.09.2013, Design and Access Statement dated 09.09.2013.'

[Speaker: Mr P Hickmott - local resident; and Mr A Davies, Berkeley Group - Applicant]

**AP3
13/051**

TM/13/02299/FL - LAVENDER ROAD, EAST MALLING

Demolition of existing garages at Lavender Road and the erection of a new building comprising 4 no.1 bed flats with associated landscaping, gardens and car parking at Lavender Road, East Malling.

RESOLVED: That the application be

APPROVED in accordance with the submitted details, conditions and informatives set out in the report of the Director of Planning, Housing and Environmental Health.

[Speakers: Mr R Barry and Mr M Avery (on behalf of Mr K Spooner) - local residents]

MATTERS FOR CONSIDERATION IN PRIVATE

**AP3
13/052**

EXCLUSION OF PRESS AND PUBLIC

No matters were considered in private.

The meeting ended at 2133 hours