

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 2 PLANNING COMMITTEE**

**Wednesday, 19th August, 2015**

**Present:** Cllr S R J Jessel (Vice-Chairman in the Chair), Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr Mrs S L Luck, Cllr B J Luker, Cllr P J Montague, Cllr L J O'Toole, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr T B Shaw and Cllr M Taylor

Councillor N J Heslop was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs F A Kemp (Chairman), R P Betts, M A Coffin and Miss S O Shrubsole

### **PART 1 - PUBLIC**

#### **AP2 15/34 DECLARATIONS OF INTEREST**

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

#### **AP2 15/35 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 8 July 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**

#### **AP2 15/36 DEVELOPMENT CONTROL AND SUPPLEMENTARY REPORTS**

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.

**AP2 15/37 TM/15/01576/FL - LAND OPPOSITE HIGHLANDS FARMHOUSE, HORNS LANE, MEREWORTH**

Conversion of equestrian buildings to form 1no. residential dwelling and associated works at land opposite Highlands Farmhouse, Horns Lane, Mereworth

**RESOLVED:** That the application be REFUSED for the following:

(1) Reasons:

1. The site lies within the countryside and Metropolitan Green Belt. These buildings cannot be converted to a single dwelling use without major reconstruction and extension and hence the proposal is inappropriate in the Green Belt and countryside. It is thus contrary to the National Planning Policy Framework 2012 (para 89) and Policies CP3 and CP14 of the Tonbridge and Malling Borough Core Strategy 2007 and Policy DC1 of the Managing Development and the Environment DPD. No very special circumstances or material considerations are considered to outweigh the harm.
2. The site lies within the countryside and Metropolitan Green Belt. The use will necessitate replacement equestrian facilities and also the introduction of a residential garden curtilage which, together with new domestic comings and goings, would harm the amenities of the Green Belt and countryside. It is thus contrary to the NPPF (para 89) and Policies CP3 and CP14 of the Tonbridge and Malling Borough Core Strategy 2007 and Policy DC1 of the Managing Development and the Environment DPD.

(2) Informatives

1. The applicant is advised that the existing hay store that has been erected in the stable courtyard requires planning permission.

[Speakers: Mr S Reynolds – Mereworth Parish Council and Mrs C Trevill – applicant]

**AP2 15/38 TM/15/01687/OA - LITTLE REEDS, FORD LANE, TROTTISCLIFFE**

Outline Application: Erection of a four bedroom detached dwelling of approximately 300 square metres habitable area with double garage to the rear of Little Reeds with access from Ford Lane with matters of appearance, landscaping and scale to be reserved at Little Reeds, Ford Lane, Trottiscliffe.

**RESOLVED:** That, in accordance with Council and Committee Procedure Rule 15.25 of the Constitution, the application be DEFERRED for a report from the Director of Central Services on the possibility of costs or compensation being awarded against the Borough

Council in the event that the application were to be refused on the grounds proposed by Members.

[Speaker: Mr N Williams - agent ]

**AP2 15/39 TM/15/01758/OA - DOWNSVIEW, 8 GREEN LANE, TROTTISCLIFFE**

Outline Application: Construction of a 4 bedroom single dwelling at Downsview, 8 Green Lane, Trottiscliffe.

Members noted that the main report made reference, at paragraph 1.2, to the indicative footprint having been reduced. At this time the applicant also altered the number of bedrooms to four from five. The proposal description was therefore amended to propose a four bedroom dwelling.

**RESOLVED:** That authority be delegated to the Director of Planning, Housing and Environmental Health to grant outline planning permission in accordance with the submitted details set out in the main report; subject to

- (1) No objections being received raising new material land use considerations in response to the Statutory Notices regarding the change in the red line application site
- (2) The conditions, reasons and informatives set out in the main report of the Director of Planning, Housing and Environmental Health, subject to
- (3) Addition of Conditions:
  10. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

11. (a) If during development work, significant deposits of made ground or indicators or potential contamination are discovered, the work shall cease until an investigation/remediation strategy has been agreed with the Local Planning Authority and it shall thereafter be implemented by the developer.

(b) Any soils and other materials taken for disposal should be in accordance with the requirements of the Waste Management, Duty of Care Regulations. Any soil brought onsite should be clean and a soil chemical analysis shall

be provided to verify imported soils are suitable for the proposed end use.

(c) A closure report shall be submitted by the developer relating to (a) and (b) above and other relevant issues and responses such as any pollution incident during the development.

Reason: In the interests of amenity and public safety.

(4) Additional Informative:

7. The applicant is advised that the details submitted at Reserved Matters stage are expected to show a scheme with total habitable floor space no greater than 250 sqm as shown on the indicative layout received on 31 July 2015 and an overall height no greater than that of 8 Downsview, Green Lane.

[Speaker: Mr D Dryden - applicant ]

#### **AP2 15/40 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.32 pm