

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 16th July, 2015

Present: Cllr M Parry-Waller (Chairman), Cllr D Lettington (Vice-Chairman), Cllr M C Base, Cllr T Bishop, Cllr Mrs B A Brown, Cllr T I B Cannon, Cllr R W Dalton, Cllr D A S Davis, Cllr Mrs T Dean, 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

Councillor H S Rogers was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs S Bell and B W Walker

PART 1 - PUBLIC

AP3 15/39 DECLARATIONS OF INTEREST

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

AP3 15/40 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 4 June 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 15/41 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 15/42 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 and retain the existing septic tank at Orchard Farm, Well Street, East Malling.

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) Addition of condition:

1. If at any time the access track and/or septic tank are no longer required for their intended purposes they shall be removed as soon as is reasonably practical and the land restored to its former condition.

(2) Addition of informative:

1. The applicant is reminded that the grant of planning permission does not purport to convey any approval or consent or license which may be required under separate Legislation. Further advice on such matters should be sought where applicable from the Environment Agency, the Environment Protection Team or Building Control of Tonbridge and Malling Borough Council.

[Speakers: Mr A Philpott and Mr A Ward (prepared written statement read by Mr A Philpott) – members of the public and Mr J Fuller – applicant]

AP3 15/43 TM/15/00494/FL - FORMER BRIDGEWOOD SERVICE STATION AND WORKSHOP, 459 MAIDSTONE ROAD, CHATHAM

Demolition of existing workshop and erection of 6 apartments and 3 houses with associated landscaping and formation of new access road to dwellings at Former Bridgewood Service Station and Workshop, 459 Maidstone Road, Chatham

Members expressed concern regarding parking provision on any new developments and were assured that Officers remained mindful of these issues.

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) Amendment to conditions:

5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment including details of fencing and walling. The scheme shall include details of the ongoing management and maintenance of the communal areas of landscaping. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: In the interests of protecting the character and amenities of the locality.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within Class L of Part 3 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate the use of the dwellings on the site as houses in multiple occupation.

(2) Addition of condition:

17. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) no windows or similar openings shall be constructed in any elevations or roof slope of the building other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regular and control any such further development in the interests of amenity and privacy of adjoining property.

[Speaker: Mr M Maier – agent]

AP3 15/44 TM/14/01342/FL - FORMER WATER TREATMENT PLANT, EAST STREET, SNODLAND

New paper bailing plant on former water treatment works at Former Water Treatment Plant, East Street, Snodland

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

AP3 15/45 TM/15/01431/FL - DENE HALL, 269 MALLING ROAD, SNODLAND

Demolition of an existing detached house and garage and the erection of a block of 8 no. single bedroomed flats with associated parking and amenity facilities at Dene Hall, 269 Malling Road, Snodland

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

- (1) The development by virtue of its height and lack of articulation would result in a building that would appear overbearing to the surrounding properties and incongruous to the general character of the street scene and the wider locality. The development is, therefore, contrary to policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, policy SQ1 of the Managing Development and the Environment – Development Plan Document 2010 and paragraphs 17, 56 and 60 of the National Planning Policy Framework (2012).

[Speakers: Miss A Moloney – Snodland Town Council and Mr K Wise – agent]

PART 2 - PRIVATE**AP3 15/46 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.50 pm