

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 16th December, 2015

Present: Cllr Mrs F A Kemp (Chairman), Cllr S R J Jessel (Vice-Chairman), Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr R P Betts, Cllr M A Coffin, Cllr Mrs S L Luck, Cllr B J Luker, Cllr P J Montague, Cllr L J O'Toole, Cllr S C Perry, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr T B Shaw and Cllr Miss S O Shrubsole

Councillors N J Heslop and M Taylor were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillor Mrs S Barker

PART 1 - PUBLIC

AP2 15/59 DECLARATIONS OF INTEREST

Councillor Taylor declared an Other Significant Interest in application TM/15/0206/FL (34 Maidstone Road, Borough Green) on the grounds of being a close neighbour and withdrew from the meeting during discussion of this item.

With regard to application TM/15/02814/FL (Fishpond Cottage, Chapel Street, Ryarsh) Councillor Balfour advised the Committee that land to the west of the site belonged to a family member. However, he felt that this did not represent either a Disclosable Pecuniary or Other Significant Interest or pre-determined any decision reached.

AP2 15/60 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 11 November 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 15/61 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.

AP2 15/62 TM/15/03045/FL - THRIFTWOOD CARAVAN AND CAMPING PARK, PLAXDALE GREEN ROAD, STANSTED

Section 73 application for the variation of condition 1 of planning permission TM/13/00081/FL (to allow land marked C41-C46 to be associated with static caravans and to allow storage area to accommodate touring caravans) to provide for year round use in line with other parks in the area and 1 (c) to be deleted at Thriftwood Caravan and Camping Park, Plaxdale Green Road, Stansted.

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

(1) Amended Condition 2:

- (i) No caravan shall be occupied as a person's sole, or main place of residence
- (ii) The caravans shall be occupied for holiday purposes only with the exception of a maximum of 18 touring caravans on workers pitches
- (iii) The workers pitches may be occupied only as temporary accommodation by locally employed workers on fixed term contracts of employment
- (iv) The owners/operators of the caravan site shall maintain an up-to-date register of the names of all owners/occupiers/guests of individual caravans on the site, and of their main home addresses and the intended time and duration of the occupation
- (v) In respect of the workers pitches, the register shall also include details of the location of employment and length of the fixed term contract of employment
- (vi) The information in the register shall be made available at all reasonable times to the Local Planning Authority

Reason: To ensure the site is not used for unauthorised permanent residential occupation which would be inappropriate in the Green Belt or outside settlement confines and so thereby contrary to paragraphs 17 and 28 of the National Planning Policy Framework 2012 and Policies CP3 and CP14 of the Tonbridge and Malling Borough Core Strategy 2007.

(2) Additional informative

1. The applicant is reminded that the Clean Neighbours and Environment Act has added light pollution to the list of Statutory

Nuisances contained within the Environmental Protection Act 1990. It is therefore in their best interests to ensure that any lighting does not affect any nearby neighbours and the Local Planning Authority would welcome the opportunity to discuss any plans they may have for improving upon the current situation.

AP2 15/63 TM/15/02628/FL - LAND REAR OF SHRUBSHALL MEADOW, LONG MILL LANE, PLAXTOL

Erection of two detached dwellings and associated works at land rear of Shrubshall Meadow, Long Mill Lane, Plaxtol.

Application WITHDRAWN by the applicant.

AP2 15/64 TM/15/02126/FL - SHELMERDENE, ADDINGTON GREEN, ADDINGTON

Demolition of existing sheds/buildings and erection of a detached 3-bay garage and single storey outbuilding comprising a home gym, home office and store at Shelmerdene, Addington Green, Addington.

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

(1) Amended Condition:

3. The outbuilding comprising the home gym and home office shall only be used incidental and ancillary to the residential employment of the host dwelling and shall not be used commercially or occupied as a separate hereditament.

Reason: To ensure that the development does not harm the character and appearance of the area or neighbouring residential amenity.

(2) Additional Condition:

4. Prior to the commencement of development, details of the proposed levels of finished floor, eaves and ridge relative to existing levels on the application site and neighbouring land shall be submitted for the approval of the Local Planning Authority. The outbuildings shall be erected in accordance with those approved details.

Reason: In the interests of neighbouring residential amenities.

(3) Additional Informative:

2. The applicant is advised that in relation to Condition 4, a dig down to create a lowered slab level to allow the eaves level to be no higher than

the boundary fence in situ is encouraged in the interests of neighbourliness.

[Speaker: Addington Parish Council – Mrs M-F Bailey]

AP2 15/65 TM/15/02814/FL - FISHPOND COTTAGE, CHAPEL STREET, RYARSH

Two storey side and rear extension at Fishpond Cottage, Chapel Street, Ryarsh

RESOLVED: That the application be DEFERRED for planning officers to negotiate an improved standard of design.

[Speaker: Mr S Nunn - applicant]

AP2 15/66 TM/15/02061/FL - 34 MAIDSTONE ROAD, BOROUGH GREEN

Terrace of three dwellings with associated parking at 34 Maidstone Road, Borough Green

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

(1) Additional Informative:

5. With regard to Condition 6, it will be expected that such details will include confirmation of a formal agreement with the owner of the affected land and that the agreement ensures that the approved changes made will be retained in perpetuity.

AP2 15/67 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.50 pm