

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 21st January, 2016

Present: Cllr R D Lancaster (Chairman), Cllr V M C Branson (Vice-Chairman), Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr Mrs P A Bates, Cllr P F Bolt, Cllr D J Cure, Cllr T Edmondston-Low, Cllr B T M Elks, 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

Councillors D Lettington and M Parry-Waller were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Ms J A Atkinson, J L Botten, M O Davis and Mrs M F Heslop

PART 1 - PUBLIC

AP1 16/1 DECLARATIONS OF INTEREST

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

AP1 16/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 29 October 2015 be approved as a correct record and signed by the Chairman; subject to the insertion of the word 'place' into AP1 15/44 (1) Additional Condition 15 to read:

'No development shall take *place* until details of measures to protect the trees '

DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PARAGRAPH 3, PART 3 OF THE CONSTITUTION

AP1 16/3 DEVELOPMENT CONTROL

Decisions were taken on the following applications subject to the prerequisites, 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 16/4 TM/15/03172/FL - GEORGE AND DRAGON PUBLIC HOUSE, LAND ADJOINING 15 SHIPBOURNE ROAD, TONBRIDGE

Demolition of existing buildings and redevelopment to form up to 31 one and two bed retirement apartments for the elderly including communal facilities, access, car parking, landscaping and additional parking for the George and Dragon Public House, land adjoining 15 Shipbourne Road, Tonbridge.

RESOLVED: That planning permission be APPROVED, subject to:

(1) The applicant entering into a Section 106 agreement covering the following matters:

- An affordable housing contribution;
- A public open space contribution as deemed appropriate and;

(2) The conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health; subject to

(3) Amended Conditions:

5. The proposed closed boarded fence to be located along the south boundary of the site shall not be installed until details of the below grounds works necessary to install it have been submitted to and agreed in writing by Local Planning Authority. The details shall include measures designed to minimise damage to the root system of the adjacent trees and boundary hedge and the fencing shall be installed in accordance with the details so approved. All other boundary treatments to be built within and around the boundary of the site shall accord with the details shown on drawing no. 20057TB P02, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not hard the visual amenity of the locality.

19. No development shall commence (other than the removal of the existing buildings within the site) until a detailed sustainable surface water drainage scheme for the site, providing for the inclusion of permeable paving, has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed without

increase to on site and off site flood risk. The drainage scheme shall be based upon the submitted drainage strategy and the proposed discharge rate to the public surface water sewer agreed with Southern Water.

No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall included:

- i) a timetable for its implementation, and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

(4) Amended Informative:

7. The applicant is advised to adopt considerate construction techniques for the duration of the development in order to minimise any detriment caused to local residents. For example, the applicant is advised to park all construction and worker's vehicles within the site and to not work outside normal working hours of 0800 to 1800 Monday to Friday, 0800 to 1300 on Saturdays with no working on Sundays, Bank or public holidays.

[Speakers: Mrs D Taylor, Mr Organ and Mr A Moore – members of the public/Tonbridge School and Mr A King - agent]

AP1 16/5 ALLEGED UNAUTHORISED DEVELOPMENT 14/00174/WORKM - 18 HECTORAGE ROAD, TONBRIDGE

The report of the Director of Planning, Housing and Environmental Health advised of an unauthorised construction of a timber play structure, resembling the superstructure of a ship, within the rear garden of the property. This had been erected without planning permission and by virtue of its height; nature and proximity to the site boundary did not constitute permitted development and was in breach of planning control.

Members noted that numerous attempts had been made to negotiate with the owner of the property to reach a satisfactory outcome and that these had been unsuccessful.

RESOLVED: That an Enforcement Notice BE ISSUED, the detailed wording of which to be agreed with the Director of Central Services to require the removal of the unauthorised structure and all associated arisings from the site.

MATTERS SUBMITTED FOR INFORMATION

AP1 16/6 ENFORCEMENT ACTION UPDATE 15/00427/LAH - GEORGE AND DRAGON, 17 SHIPBOURNE ROAD, TONBRIDGE

Members noted the enforcement action taken using emergency powers regarding the Listed Building, the George and Dragon Public House, set out in the joint report of the Director of Planning, Housing and Environmental Health and the Director of Central Services.

AP1 16/7 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.00 pm