

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 2 PLANNING COMMITTEE**

**Wednesday, 2nd March, 2016**

**Present:** Cllr Mrs F A Kemp (Chairman), Cllr Mrs J A Anderson, Cllr Mrs S M Barker, Cllr R P Betts, Cllr M A Coffin, Cllr Mrs S L Luck, Cllr B J Luker, Cllr P J Montague, Cllr S C Perry, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr T B Shaw and Cllr Miss S O Shrubsole

Councillors O C Baldock, N J Heslop, D Lettington and M Taylor were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors S R J Jessel (Vice-Chairman), M A C Balfour and L J O'Toole

### **PART 1 - PUBLIC**

#### **AP2 16/9 DECLARATIONS OF INTEREST**

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

However in the interests of transparency, Councillor Perry advised the Committee that the applicant of TM/15/03865/FL (Great Oaks House, Puttenden Road, Shipbourne) was known to him in their role of parish councillor. The relationship was not close enough to constitute an Other Significant Interest.

#### **AP2 16/10 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 21 January 2016 be approved as a correct record and signed by the Chairman.

The Head of Planning referred to Minute AP2 16/6 (TM/15/03520/RM – The Paddock, Basted Lane, Crouch) and was pleased to advise that the developer had relocated the building in accordance with the request from Members.

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

#### **AP2 16/11 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 16/12 TM/14/02992/FL - A TO Z GEOGRAPHERS LTD, 173-199 FAIRFIELD ROAD, BOROUGH GREEN**

Demolition of the existing Geographers A-Z buildings on the site and for the erection of 41 residential units with associated car parking, access, footways, associated infrastructure works, and landscaping at A To Z Geographers Ltd, 173 - 199 Fairfield Road, Borough Green.

**RESOLVED:** That the requested amendment to the S106 agreement previously negotiated be REFUSED due to the lack of affordable housing provision which was contrary to Policy CP17 of the Tonbridge and Malling Borough Core Strategy.

[Speaker: Mr J Collins – agent]

**AP2 16/13 TM/15/03389/FL - CHURCH CENTRE, CHURCHFIELDS, WEST MALLING**

Proposed conversion of St Mary's Church Centre building to 3 No. residential units, including extensions and alterations; demolition of the former air raid shelter and toilets and construction of a new two storey detached dwelling, vehicular access and car parking at Church Centre, Churchfields, West Malling.

**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 Conditions:

2. No development of the new house or the existing building to be converted shall take place until relevant details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details. Materials will be expected to match the existing building as far as practicable.

Reason: To ensure that the development does not harm the character of the area or the visual amenity of the locality.

4. No development of the new house shall take place until a plan showing the proposed finished floor, eaves and ridge levels of the new detached dwelling in relation to the existing levels of the site and adjoining land has been submitted to and approved by the Local Planning Authority. The proposed levels shall be expected to minimise the visual impact of the dwelling and shall be carried out in strict accordance with the approved details.

Reason: To ensure that the development does not harm the character of the area or visual amenity of the locality.

13. Prior to commencement of the development, a demolition/construction management plan shall be submitted to and approved by the Local Planning Authority and complied with thereafter. This will be expected to comply with the Borough Council's recommended demolition/construction hours under Environmental Protection legislation.

Reason: To ensure that the implementation of the development does not lead to hazardous road conditions or harm amenity.

14. No dwelling shall be occupied until details of a scheme for the storage and screening of refuse and recycling bins within the individual curtilages of the dwellings have 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.

(2) Additional Condition:

16. No development of the existing building to be converted shall take place until details of all first floor windows/roof lights facing Churchfields in terms of glazing type, height above floor level and method of opening have been submitted to and approved by the Local Planning Authority. The windows shall be installed as approved and so retained thereafter.

Reason: In the interests of privacy to neighbouring property.

[Speakers: Ms K Rawlinson, Mrs C Innes – on behalf of Ms I MacDonald, Mr R Woodward, Ms J Manning, Revd Cannon A T Vousden, Mrs P Lander, Mr M Christmas and Mrs C Christmas – members of the public; Mr R Selkirk – West Malling Parish Council and Mr D Hudson – agent]

**AP2 16/14 TM/15/03865/FL - GREAT OAKS HOUSE, PUTTENDEN ROAD, SHIPBOURNE**

Proposed conversion of existing stable and hay barn into dwelling house (including new roof and walling to hay barn) with associated creation of domestic curtilage, access and parking facilities at Great Oaks House, Puttenden Road, Shipbourne.

**RESOLVED:** That the application be DEFERRED for a Members' Site Inspection

[Speakers: Mrs K Symonds – speaking on behalf of Mr Gamon, Mr and Mrs Ward, Miss Grimwood, Miss Coates and Mr and Mrs McKissack – members of the public; and Mrs L Cohen – applicant]

**AP2 16/15 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 10.15 pm