

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 7th April, 2016

Present: Cllr V M C Branson (Vice-Chairman, in the Chair), Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr Mrs P A Bates, Cllr P F Bolt, Cllr J L Botten, Cllr M O Davis, Cllr Mrs M F Heslop, 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

Apologies for absence were received from Councillors R D Lancaster (Chairman), Ms J A Atkinson, D J Cure, T Edmondston-Low and B T M Elks

PART 1 - PUBLIC

AP1 16/8 DECLARATIONS OF INTEREST

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

AP1 16/9 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 21 January 2016 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

AP1 16/10 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.

AP1 16/11 (A) TM/15/02817/FL AND (B) TM/15/02818/LB - THE OLD POWER STATION, THE SLADE, TONBRIDGE

- Application (A): Conversion of The Old Power Station, currently used as a training centre, into 5 no. dwellings and a new building comprising 7 no. dwellings built on the existing rear car park at The Old Power Station, The Slade, Tonbridge

RESOLVED: That planning permission be GRANTED, subject to:

(1) The applicant entering into a Section 106 Agreement covering:

- the provision of a total primary education contribution of £5312.16 towards Slade Primary School; and
- a public open space contribution as deemed appropriate

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

(3) Amended Condition:

13. No development shall commence until a detailed sustainable surface water drainage scheme for the site (based on the details provided within the Flood Risk Assessment by BdR Engineering Consultants dated 15 September 2015) 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 100yr storm) can be accommodated and disposed without increase to on site or 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. These details shall include:

- (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 provision.

(4) Amended and Additional Informatives:

5. With regard to the construction phase of the development, the applicant is asked to take all reasonable steps to mitigate any impact upon surrounding residents. With this in mind, they are strongly encouraged to apply for a Section 61 Control of Pollution Act 1974 'prior consent' notice to regulate working hours/methods. It is recommended that you contact the Environmental Health Pollution Control Team on pollution.control@tmbc.gov.uk in advance of the commencement of works to discuss this further. The applicant is also advised to not undertake construction works outside the hours of 0800 – 1800 Mondays to Fridays, and given the proximity of the site to the sports ground and public car parks used for sports events is strongly encouraged not to undertake works on Saturdays, Sundays, Bank or public holidays. Additionally, given the proximity of the site to the Slade Primary School, the applicant is asked to make all reasonable steps to ensure delivery and construction vehicles are arriving or leaving the site around school drop off and pick up times. Furthermore, arrangements for the management of demolition and construction traffic to and from the site should be carefully considered in the interests of residential amenities and highway safety. With regard to works within the limits of the highway and construction practices to prevent issues such as the deposit of mud on the highway, the applicant is encouraged to consult The Community Delivery Manager, Kent County Council, Kent Highway Services, Double Day House, St Michaels Close, Aylesford Telephone: 03000 418181 at an early time.

7. The applicant is requested to advise any future occupiers of this development that they may not be eligible for the Residents Parking Scheme but that season tickets may be available to park in the nearby public car parks in close proximity to the site. Further details can be obtained via the Council's website www.tmbc.gov.uk

- Application (B): Listed Building Application: Conversion of the Old Power Station, currently used as a training centre, into 5 no. dwellings The Old Power Station, The Slade Tonbridge

RESOLVED: That Listed Building Consent be GRANTED in accordance with the submitted details, conditions, reasons and

informatives set out in the report of the Director of Planning, Housing and Environmental Health

[Speakers: Mrs S Bevan – Chairman, Slade Area Residents Association; Mrs Wilson – member of the public and Mr Gregory – applicant]

AP1 16/12 TM/15/03844/FL - 35A YARDLEY PARK ROAD, TONBRIDGE

Change of use from use Class C3 (residential) to mixed use C3 (residential) and D2 (yoga studio) at 35A Yardley Park Road, Tonbridge

RESOLVED: That temporary planning permission be GRANTED 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:

1. The D2 Yoga Studio use hereby permitted shall be discontinued on or before 11 April 2017.

Reason: In the interest of amenity.

[Speakers: Mr Reiss and Mrs Hills – members of the public and Mr G Edwards – applicant]

AP1 16/13 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.19 pm