

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 6th February, 2014

Present: Cllr A K Sullivan (Chairman), Cllr R W Dalton (Vice-Chairman),
Cllr J Atkins, Cllr J A L Balcombe, Cllr Mrs J M Bellamy,
Cllr Mrs B A Brown, Cllr D A S Davis, Cllr Mrs C M Gale,
Cllr P J Homewood, Cllr D Keeley, Cllr S M King,
Cllr Miss A Moloney, Cllr Mrs A S Oakley, Cllr M Parry-Waller,
Cllr Mrs E A Simpson, Cllr R Taylor and Cllr Mrs C J Woodger.

Councillor Mrs S Murray was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors T Bishop and D W Smith.

PART 1 - PUBLIC

AP3 14/8 DECLARATIONS OF INTEREST

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

AP3 14/9 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 9 January 2014 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 14/10 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.

AP3 14/11 TM/12/03326/FL - BLACKLANDS, MILL STREET, EAST MALLING

Demolition of existing industrial buildings and construction of 10 houses with associated garages, parking, roadways and landscaping at Blacklands, Mill Street, East Malling.

RESOLVED: That the application be

APPROVED in accordance with the submitted details, conditions and informatives set out in the report and supplementary report of the Director of Planning, Housing and Environmental Health subject to

(1) The addition of condition

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Classes A, D and E of Part 1 Schedule 2 of that Order unless planning permission has been granted on an application relating thereto. Reason: To safeguard the health, safety and amenities of the occupants of the properties.

and (2) the addition of Informative

11. The applicant is advised that, when constructing the ragstone wall, it is the Council's preference that saddleback brick copings are used to match the Village vernacular. It is suggested that the applicants involve the East Malling Conservation Group in the detailing of the sample panel required under condition 18 to ensure that the design is appropriate for the setting.

[Speakers: Mr J Williams (on behalf of East Malling Conservation Group), Mr J Claydon (local resident) and Mr J Mamlok (Agent to the applicant)]

AP3 14/12 TM/13/00551/FL - IVY HOUSE FARM, 42 CHAPEL STREET, EAST MALLING

Replacement of self-supporting fence situated behind existing ragstone boundary wall. In addition, replacement of small section of fencing with ragstone walling in keeping with adjoining wall fronting on house at Ivy House Farm, 42 Chapel Street, East Malling.

RESOLVED: That the application be

REFUSED for the following reasons:-

1. The fence, by virtue of its particular design and appearance, length, height and siting on land that is higher than the neighbouring road, has a detrimental impact on the character of the street scene and views into

the Conservation Area. The fence is therefore contrary to paragraphs 61, 64, 131 and 133 of the National Planning Policy Framework 2012, Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and Policy SQ1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010.

2. The fence by virtue of its height, siting and appearance has an unacceptable impact on the residential amenity of the properties on the opposite side of the road, by virtue of its overbearing appearance and position on land higher than the street. The fence is therefore contrary to paragraphs 56, 61 and 64 of the National Planning Policy Framework 2012, Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and Policy SQ1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010.

[Speakers: Mr J Williams on behalf of East Malling Conservation Group; Mrs F Saunders, Mr J Allen, Mr M Page and Mr R Brooks - local residents]

AP3 14/13 13/00305/WORKM - HOLTWOOD FARM SHOP, 365 LONDON ROAD, AYLESFORD

Alleged Unauthorised Development at Holtwood Farm Shop, 365 London Road, Aylesford.

RESOLVED: That an Enforcement Notice be issued, the detailed wording of which to be agreed with the Director of Central Services, requiring the removal of the unauthorised mobile catering unit with a period for compliance of two months.

MATTERS FOR CONSIDERATION IN PRIVATE

AP3 14/14 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.26 pm