

## TONBRIDGE AND MALLING BOROUGH COUNCIL

### AREA 1 PLANNING COMMITTEE

Thursday, 3rd April, 2014

**Present:** Cllr R D Lancaster (Chairman), Cllr Ms V M C Branson (Vice-Chairman), Cllr P F Bolt, Cllr D J Cure, Cllr M O Davis, Cllr Mrs M F Heslop, Cllr N J Heslop, Cllr M R Rhodes, Cllr Miss J L Sergison, Cllr C P Smith, Cllr Ms S V Spence and Cllr D J Trice

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

Apologies for absence were received from Councillors A W Allison, Ms J A Atkinson, O C Baldock, Mrs P Bates and T Edmondston-Low

### PART 1 - PUBLIC

#### **AP1 14/10 DECLARATIONS OF INTEREST**

Councillor M Davis declared an Other Significant Interest in application number TM/13/03889/FL (Dry Hill Farm, Shipbourne Road) on the grounds that the firm he worked for owned the adjoining land and withdrew from the meeting during the discussion of this item.

Councillor Mrs Anderson declared an Other Significant Interest in application number TM/13/01482/FL (land at Bourne Grange Lane, Hadlow College) on the grounds that her employers were advising and representing objectors to the development. She withdrew from the meeting during the discussion of this item after making a brief personal statement.

#### **AP1 14/11 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 1 Planning Committee held on 27 February 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

#### **AP1 14/12 DEVELOPMENT CONTROL AND SUPPLEMENTARY REPORTS**

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 14/13 TM/13/03889/FL - DRY HILL FARM, SHIPBOURNE ROAD, TONBRIDGE**

Demolition of existing workshop building and garages and erection of two, two-storey three bed houses at Dry Hill Farm, Shipbourne Road, Tonbridge.

**RESOLVED:** That the application be

REFUSED for the following reason:

- (1) The proposal by virtue of its overall size, bulk, scale and massing combined with its proximity to the boundary shared with the neighbouring property to the north would result in an intrusive and oppressive form of development when viewed from the main private garden enjoyed by the neighbour, to the serious detriment of their residential amenities. The proposal is therefore contrary to policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and Policy SQ1 of the Managing Development and Environment DPD 2010.

[Speakers: Mr H Watson of HW Planning (on behalf of Mr R Digby and Ms S Patel), Mrs Bruce – members of the public and Mr Archard – agent]

**AP1 14/14 TM/13/01482/FL - LAND AT BOURNE GRANGE LANE, HADLOW COLLEGE, TONBRIDGE ROAD, HADLOW**

Erection of two storey school building together with access, car parking, vehicle circulation area, footway improvements and landscaping, relocate floodlighting within existing sports ground and change of use of agricultural land to a new unlit rugby pitch at land at Bourne Grange Lane, Hadlow College, Tonbridge Road, Hadlow.

**RESOLVED:** That the application be

APPROVED in accordance with the submitted details set out in the main report of the Director of Planning, Housing and Environmental Health; subject to:

- (1) Referral of the application to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009;

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

(3) Amendment to Conditions 9 and 11 as set out below:

9. The school hereby permitted shall not be occupied until such time that a controlled crossing across the A26 at the Hadlow College entrance has been installed and is fully operational.

Reason: In the interests of highway safety.

11. Prior to the commencement of development a scheme for the management of both private cars and school buses using the bus/car drop off and circulation areas as identified on plan number A620-PL-501 hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The use of these areas shall be carried out strictly in accordance with the approved scheme at all times thereafter.

Reason: In the interests of highway safety.

(4) Amendment to Informative 3:

3. The applicant is advised that they will be required to enter into a Section 278 Agreement with Kent County Council in order to finalise the specific arrangements concerning the provision of the controlled crossing.

(5) Additional Conditions 17 and 18:

17. The installation of the floodlights to serve the multi-use pitch shown on plan number A62-PL-501 hereby approved shall not take place until precise details of the floodlights, including details of their position, height, size, design, direction, power output and associated means of containing light spillage from the site have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the visual amenity of the rural locality.

18. Within one month of the commencement of the development hereby approved, a Travel Plan covering both staff and pupils, and identifying specific measures to ensure pupils are not dropped off/picked up at Faulkners Farm, shall be submitted to the Local Planning Authority for formal approval. Thereafter, the Travel Plan shall be implemented and monitored to ensure strict compliance with the approved scheme.

Reason: In the interests of highway and pupil safety.

(6) Additional Informatives 4 and 5:

4. The applicant is asked to seek to take all reasonable steps to ensure that parents do not pick up or drop off pupils at Faulkners Farm and the Local Planning Authority would suggest that this form an overt issue in the ongoing management of the school.

5. In respect of Condition 11, the applicant is asked to give specific regard to how and where school buses will wait in order to collect and drop off pupils.

(7) It was noted that Planning Officers would liaise with local Members on all aspects of the scheme submitted pursuant to conditions.

[Speakers: Ms J Andrews of Ibbett Mosely (on behalf of Mr and Mrs Halligan), Ms Marvell and Mr Payne – members of the public and Mr M Page – agent]

#### **AP1 14/15 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.05 pm