

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 9th November, 2016

Present: Cllr Mrs F A Kemp (Chairman), Cllr S R J Jessel (Vice-Chairman), Cllr Mrs J A Anderson, Cllr M A C Balfour, 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 and M Taylor were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs S M Barker and L J O'Toole

PART 1 - PUBLIC

AP2 16/64 DECLARATIONS OF INTEREST

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

For reasons of transparency Councillor Balfour reminded the Committee that he was the Cabinet Member for Environment and Transport at Kent County Council. As this did not represent either an Other Significant Interest or Disclosable Pecuniary Interest there was no requirement to leave the meeting.

AP2 16/65 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 28 September 2016 be approved as a correct record and signed by the Chairman.

DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PARAGRAPH 1, PART 3 OF THE CONSTITUTION

AP2 16/66 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 16/67 TM/15/03051/FL - ST GEORGES COURT, WEST STREET, WROTHAM

Demolition of the existing housing to be replaced with new residential flats and houses, with associated ancillary buildings, parking and amenity space: 5 apartment blocks 2-3 storeys in height consisting of 9 X 1 bed and 43 X 2 bed units; 6 X 2 bed houses and 2 X 3 bed houses with private garden amenity space at St Georges Court, West Street, Wrotham.

RESOLVED: That planning permission be REFUSED for the following reasons:

- (1) The proposed redevelopment within a rural settlement does not comply with policy CP13 of the Tonbridge and Malling Borough Core Strategy 2007 and there are insufficient material considerations to justify the setting aside of that policy.
- (2) The proposed footprint, scale, bulk and massing of the new building results in an overbearing appearance which is also out of character with the street scene. The proposal is therefore contrary to Policy CP24 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010.

[Speakers: Wrotham Parish Council (Mr H Rayner); Mr P Gillin (on behalf of CPRE), Mr P Parkinson; Mr B Bell (on behalf of Courtyard Gardens residents) and Mr P Hicks – agent]

AP2 16/68 TM/16/01600/FL - THE OLD STABLE BUILDING, OLD PARSONAGE COURT, WEST MALLING

The application was WITHDRAWN from the agenda pending arrangements for a Members' Site Inspection.

AP2 16/69 TM/16/02153/FL - PLOWENDERS CLOSE, ADDINGTON

The application for 6 bungalows was WITHDRAWN.

Planning permission had subsequently been granted for a scheme for 5 bungalows under application TM/16/02153/FL, which was determined under delegated powers by the Director of Planning, Housing and Environmental Health

AP2 16/70 TM/15/03865/FL - GREAT OAKS HOUSE, PUTTENDEN ROAD, SHIPBOURNE

The application was WITHDRAWN from the agenda at the start of the meeting due to a technical error, which had resulted in all information that would help the Committee reach an informed decision not being available.

AP2 16/71 TM/16/02512/FL - BRIONNE, THE STREET, RYARSH

Members were advised that due to a technical error those who had made representations during the course of this application were not notified that it was to be reported to this Planning Committee. As a result sufficient time would not have been afforded to those wanting to attend or address the Committee.

The application was WITHDRAWN from the agenda

AP2 16/72 TM/15/03084/FL - PHASE 4, PLATT INDUSTRIAL ESTATE, MAIDSTONE ROAD, PLATT

Erection of an industrial building comprising 3 no. light industrial units, with associated vehicle access and parking at Phase 4, Platt Industrial Estate, Maidstone Road, Platt.

RESOLVED: That 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) Additional Condition:

27. Prior to the commencement of development, a strategy and timetable for all measures to improve both the safety and the environmental conditions of the access road shall be submitted to and approved by the Local Planning Authority. The strategy shall be implemented as approved.

Reason: In the interest of safety and amenity pursuant to policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

(2) Additional Informative:

11. The strategy pursuant to condition 27 will need to be drawn up in liaison with Kent County Council (Highways and Transportation) and the Environmental Protection Team of Tonbridge and Malling Borough Council and will be expected to have examined issues such as (i) traffic visibility mirror on the junction; (ii) acoustic fencing; (iii) clearing of roadways (iv) HGVs idling within the site.

[Speakers: Platt Parish Council (Mrs P Darby); Mr R Hook; Ms K Craigie;
Ms P Dakin – members of public]

AP2 16/73 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 10.30 pm