

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 25th August, 2016

Present: Cllr M Parry-Waller (Chairman), Cllr Mrs S M Hall (Vice-Chairman), Cllr M C Base, Cllr Mrs S Bell, Cllr T Bishop, Cllr Mrs B A Brown, Cllr T I B Cannon, Cllr R W Dalton, Cllr D A S Davis, Cllr S M Hammond, Cllr D Keeley, Cllr S M King, Cllr D Lettington, Cllr D Markham, Cllr R V Roud, Cllr A K Sullivan, Cllr B W Walker and Cllr T C Walker

An apology for absence was received from Councillor Mrs T Dean

PART 1 - PUBLIC

AP3 16/32 DECLARATIONS OF INTEREST

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

AP3 16/33 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 14 July 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

AP3 16/34 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 16/35 TM/16/00955/FL - COBDOWN SPORTS AND SOCIAL CLUB,
STATION ROAD, DITTON**

1. An extension and refurbishment to the existing clubhouse building to provide for a higher standard of social and function space and 2 teaching rooms;
2. An extension and refurbishment of the existing squash and gym building to provide a further 3 squash courts and wet and dry changing rooms as well and a gym space and dance studio;
3. A new build changing room block to provide changing facilities for 4 teams and associated officials. As well as spectator toilets and a kitchen space with serving hatch; and
4. Provision of 2 3G pitches on the existing sports field all at Cobdown Sports and Social Club, Station Road, Ditton

RESOLVED: That the application be APPROVED in accordance with the details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health; subject to

(1) Amended condition(s):

17. The lighting hereby approved shall be used only when necessary to do so and only when the pitches are in use and then only between the hours of 1530 and 2200, and, apart from maintenance, shall remain switched off at all other times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

20. There shall be no land raising in connection with the construction of the sorts pitches hereby approved unless formally approved in advance by the Local Planning Authority.

Reason: To ensure the development does not increase flood risk elsewhere

(2) Additional condition(s):

28. There shall be no land raising or bunds created across the site until such time as full details of such works have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a scheme for compensatory storage measures across the site and any such scheme approved shall be implemented concurrently with the development and maintained and retained at all times thereafter.

Reason: To ensure the development does not increase flood risk elsewhere

(3) Amended informative(s):

5. The applicant is advised that the following should be noted wherever infiltration drainage (such as soakaways) is proposed at a site:

- Appropriate pollution prevention methods (such as trapped gullies or interceptors) should be used to prevent hydrocarbons draining to ground from roads, hardstandings and car parks. Clean uncontaminated roof water should drain directly to the system entering after any pollution prevention methods;
- No infiltration system should be sited in or allowed to discharge into made ground, land impacted by contamination or land previously identified as being contaminated;
- There must be no direct discharge to groundwater, a controlled water. An unsaturated zone must be maintained throughout the year between the base of the system and the water table; and
- A series of shallow systems are preferable to systems such as deep bored soakaways, as deep bored soakaways can act as conduits for rapid transport of contaminants to groundwater.

9. In order to satisfy the requirements of Conditions 20 and 28, the applicant is advised of the following:

- Site levels for the proposed sports pitches should be set no higher than the lowest point of the ground where they are proposed;
- The requirement for compensatory flood storage should be kept to a minimum in the overall site design;
- The creation of spectator bunds and extension of building footprints should be kept to an absolute minimum; and
- Where compensatory flood storage is required to offset any minor land raising/bunds, this should be direct or 'level to level flood' compensation.

(4) Additional informative:

11. The applicant is reminded that no Public Right of Way should be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

[Speakers: Ms K Capaldi and Mr Murdoch – members of the public; and Mr A Dennington – agent]

AP3 16/36 TM/15/01239/FL - HOLTWOOD FARM SHOP, 365 LONDON ROAD, AYLESFORD

Installation of mobile fish van in car park (retrospective). Section 73 application for the removal of condition 1 (Temporary use) of planning permission TM/13/03491/FL (installation of a mobile fish van in car park (retrospective) to enable the permanent retention of the fish van at Holtwood Farm Shop, 365 London Road, Aylesford.

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) Additional informative(s):

1. The applicant is strongly encouraged to ensure that the business hereby approved operates in a way that respects the nearest neighbouring properties at all times, particularly by seeking to ensure that no music is played from the van itself and by seeking to ensure that all customers behave in a respectful manner by not remaining in the car park once goods have been purchased and by not eating goods on site.

PART 2 - PRIVATE

AP3 16/37 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.40 pm