

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 1st December, 2016

Present: Cllr R D Lancaster (Chairman), Cllr V M C Branson (Vice-Chairman), Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr P F Bolt, Cllr M O Davis, Cllr T Edmondston-Low, Cllr B T M Elks, Cllr M R Rhodes, Cllr H S Rogers, Cllr Miss J L Sergison, Cllr C P Smith and Cllr Ms S V Spence

Councillors were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs P A Bates, J L Botten, D J Cure, Mrs M F Heslop, N J Heslop and F G Tombolis

PART 1 - PUBLIC

AP1 16/28 DECLARATIONS OF INTEREST

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

AP1 16/29 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 27 October 2016 be approved as a correct record and signed by the Chairman subject to the inclusion of a note under Minute AP1 16/23 in relation to application TM/16/01169/FL (Café 1809, 152-154 Tonbridge Road, Hildenborough) that Kent Highway Services had advised that a 'Parking Beat' survey could be undertaken to assess the levels of parking stress in the locality, both during a typical non-private function event and a permitted private function event, and this was acknowledged as a useful tool in providing an accurate assessment of the levels of public parking availability in the locality during a typical evening and during private function events.

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

AP1 16/30 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 16/31 TM/16/02306/FL - 13 CROMER STREET, TONBRIDGE

Ground floor extension to existing rear two storey out-building and internal refurbishment works to storage, garage and workshop/studio spaces at 13 Cromer Street, Tonbridge.

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) Amendment to Conditions:

3. The extended outbuilding shall not be used for any other purpose than the accommodation of private vehicles or for a purpose incidental to the enjoyment of the related dwelling house and no trade or business shall be carried on therefrom.

Reason: To safeguard the amenities and interests of the occupants of other property in this residential area.

5. The use of the extended outbuilding hereby permitted shall be occupied and used only in connection with the original dwelling house known as 13 Cromer Street, Tonbridge and shall not be used, let or sold at any time as a separate unit of living accommodation or used for any commercial purpose.

Reason: To safeguard the character and amenities of the locality.

[Speaker: Mr John McCormack – member of the public and Mr Ewan Taylor - applicant]

AP1 16/32 TM/16/03008/FL - 49 BRINDLES FIELD, TONBRIDGE

Proposed two storey side extension with integral garage, canopy porch, and internal alterations at 49 Brindles Field, Tonbridge.

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

(1) The proposed two storey side extension, by virtue of its size, bulk and proximity to the northern boundary when combined with the constrained nature of the plot and limited size of the neighbouring gardens, would result in a dominant and overbearing form of development which would in turn be harmful to the residential

amenities of the occupiers of 10 and 12 West Rise, Tonbridge. The proposed development is therefore contrary to Policy CP24 of the Tonbridge and Malling Core Strategy 2007, Policy SQ1 of the Managing Development and the Environment Development Plan Document 2010 and the core principles of the National Planning Policy Framework 2012 (paragraphs 17, 58 and 64).

[Speakers: Mr Paul Rogers and Mr Gary Gammer – members of the public]

AP1 16/33 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.45 pm