

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 3 PLANNING COMMITTEE**

**Thursday, 5th January, 2017**

**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 T I B Cannon, Cllr R W Dalton, Cllr D A S Davis, Cllr Mrs T Dean, Cllr D Keeley, Cllr D Lettington, Cllr Mrs A S Oakley, Cllr R V Roud, Cllr A K Sullivan, Cllr B W Walker and Cllr T C Walker

Councillors N J Heslop and H S Rogers were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs B A Brown, S M King and D Markham

#### **PART 1 - PUBLIC**

##### **AP3 17/1 DECLARATIONS OF INTEREST**

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

##### **AP3 17/2 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 25 August 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 17/3 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 17/4 TM/16/02919/FL - 53 NEW HYTHE LANE, LARKFIELD**

Demolition of existing garages and erection of a pair of semi-detached bungalows, with associated parking at 53 New Hythe Lane, Larkfield

**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 Conditions

10. No building shall be occupied until the area shown on drawing number 0301-01 00-101 as turning area has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order), shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved turning area.

Reason: Development without provision of adequate turning facilities is likely to give rise to hazardous conditions in the public highway.

11. The bin storage areas shown on drawing number 0301-01 00-101 shall be provided prior to the first occupation of the dwellings hereby approved and shall be maintained and retained at all times thereafter.

Reason: In the interests of visual amenity and to ensure adequate turning facilities are retained within the site.

**AP3 17/5 TM/16/03184/FL - 17 GORSE CRESCENT, DITTON**

Extensions to create a first floor including front and rear dormer windows and associated works at 17 Gorse Crescent, Ditton

**RESOLVED:** That the application be REFUSED for the following reason:-

1. The proposed extensions, by virtue of their overall size, scale, bulk and massing, would result in a development that would appear overbearing and obtrusive, interrupting the scale and rhythm of the bungalows which form a visual group at this point along Gorse Crescent. As a result, the development would be harmful to the prevailing character of the street scene and visual amenities of the locality, 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 J Smith, Mr J Court, Mr C Fiddian and Mr P Huggett – members of the public; and Mr A Dawling – Applicant]

**PART 2 - PRIVATE**

**AP3 17/6 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.56 pm