

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 1 PLANNING COMMITTEE**

**Thursday, 30th March, 2017**

**Present:** Cllr R D Lancaster (Chairman), Cllr V M C Branson (Vice-Chairman), Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr Mrs P A Bates, Cllr P F Bolt, Cllr J L Botten, Cllr D J Cure, Cllr B T M Elks, 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, Cllr Miss G E Thomas and Cllr F G Tombolis

Apologies for absence were received from Councillors M O Davis, T Edmondston-Low and H S Rogers

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

##### **AP1 17/7 DECLARATIONS OF INTEREST**

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

##### **AP1 17/8 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 1 Planning Committee held on 19 January 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**

##### **AP1 17/9 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 17/10 TM/16/03716/FL - FORMER PRIORY WORKS, TUDELEY LANE, TONBRIDGE**

A hybrid planning application comprising 1) application for outline planning permission for a permanent primary school including means of access from Tudeley Lane (all other matters reserved) 2) application for full planning permission for the installation of 1no temporary building to provide 2 form entry primary school, 1no administration block, hard standing including car parking, drop off / pick up, and erection of boundary fence at the former Priory Works, Tudeley Lane, 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) Additional Conditions:

18. Prior to the commencement of the permanent school buildings, a detailed sustainable surface water drainage strategy shall be submitted to and approved by the Local Planning Authority. The detailed drainage scheme shall be based on the recommendations of the Level 2 Flood Risk Assessment prepared by Robert West (February 2017) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of to the adjacent watercourse at a maximum rate of 2.82l/s without exacerbating the flood risk to or from the site.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

19. Prior to the first occupation of the permanent school buildings, details of the implementation, maintenance and management of the sustainable drainage scheme (as approved pursuant to condition 18) have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- (i) a timetable for its implementation; and
- (ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

[Speaker: Mr Bauckham – on behalf of the applicant]

**AP1 17/11 TM/17/00139/FL - 49 BRINDLES FIELD, TONBRIDGE**

Proposed two storey side extension with integral garage, canopy porch and internal alterations. Re-submission of TM/16/03008/FL at 49 Brindles Field, 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.

[Speakers: Mr P Rogers – member of the public and Miss O Culmer on behalf of the applicant]

**AP1 17/12 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 8.28 pm