

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 16th March, 2017

Present: Cllr Mrs S M Hall (Vice-Chairman in the Chair), 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 D Keeley, Cllr S M King, Cllr D Lettington, Cllr D Markham, 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.

An apology for absence was received from Councillor M Parry-Waller (Chairman)

PART 1 - PUBLIC

AP3 17/12 DECLARATIONS OF INTEREST

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

AP3 17/13 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 2 February 2017 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 17/14 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 17/15 TM/16/03497/FL - DOWNS FARM, PILGRIMS WAY, WOULDHAM

Proposed change of use / conversion of existing offices to single residential unit at Downs Farm, Pilgrims Way, Wouldham.

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 Services, subject to

(1) Amended Conditions:

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Classes A, B, C, D, E and F (inclusive) of Part 1 of Schedule 2 or Class A of Part 4 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: In the interests of visual amenity on the site and its surroundings and wider views into the Area of Outstanding Beauty.

5. Prior to the first occupation of the dwelling hereby approved, a scheme of landscaping and boundary treatment showing additional planting to the western site boundary shall be submitted to and approved in writing by the Local Planning Authority. The scheme of landscaping and boundary treatment shown on the approved plans shall be carried out in the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality and the wider views into the Area of Outstanding Natural Beauty.

(2) Additional Condition:

6. Prior to the first occupation of the dwelling hereby approved, the existing caravan and metal storage container sited to the north of the building shall be removed from the site identified on plan number 1229-01 REV A. At all times thereafter the land shall be kept available as vehicle parking space and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending revoking and re-enacting that Order) shall be carried out on the land or in such a position to preclude vehicular access to the reserved parking area.

Reason: To ensure adequate parking provision and in the interests of visual amenity.

[Speakers: Wouldham Parish Council (Mrs N Grimes); Mr T Fulwell and Ms G Goode – members of the public]

PART 2 - PRIVATE

AP3 17/16 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.22 pm