

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 29th June, 2017

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 J L Botten, Cllr B T M Elks, Cllr Mrs M F Heslop, Cllr N J Heslop, Cllr M R Rhodes, Cllr H S Rogers, 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 Mrs P A Bates, D J Cure and M O Davis

PART 1 - PUBLIC

AP1 17/13 DECLARATIONS OF INTEREST

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

AP1 17/14 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 30 March 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

AP1 17/15 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 17/16 TM/17/00525/FL - TONBRIDGE GRAMMAR SCHOOL FOR GIRLS,
DEAKIN LEAS, TONBRIDGE**

Development of an artificial turf playing field including fencing and floodlights, car parking and pavilion and land grading at Tonbridge Grammar School for Girls, Deakin Leas, Tonbridge.

RESOLVED: That, subject to referral to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, planning permission be granted in accordance with the submitted details, conditions, reasons and informatives set out in the report and supplementary report of the Director of Planning, Housing and Environmental Health, subject to the amendment of conditions 4 and 6, the deletion of condition 10 and subsequent renumbering of conditions 11 to 13 as 10 to 12 and the addition of Informatives 2, 3 and 4 as follows:

Conditions

4. The floodlighting hereby permitted shall be completely extinguished when the facilities are not in use and, when the all-weather pitch is in use, shall be completely extinguished no later than 18:30 hours Monday to Friday and 14:30 hours on Saturday.

Reason: In the interests of residential amenity.

6. The all-weather pitch shall be used only between the hours 08:30 and 18:30 hours Monday to Friday, 10:00 to 14:30 hours on Saturday and shall not be used on Sundays, Bank or Public Holidays and the all-weather pitch shall be vacated by all persons using it by the times specified within this condition.

Reason: In the interests of residential amenity.

Informatives

2. The applicant is advised that the permitted hours of use of the all-weather pitch does not prohibit use of the facility by the school outside of term time (i.e. within school holidays).

3. The applicant is requested to ensure that a suitable switch mechanism is installed within the floodlighting system to ensure that the lights are only illuminated during the permitted hours.

4. The applicant is advised that all means of access to the facilities hereby permitted shall be via the main school entrance in Deakin Leas (with access from Taylor Close remaining for emergencies only).

[Speakers: Mr G Hellyer, Mrs J Disbrey, Ms A Foreman, Ms J Gooden, Mr I Terry, Dr A Green, Mr T Holbrow, Mr C Payne, Mr J Thatcher, Ms J Gibbs, Mr A Hughes, Mr P Ingrams, Mr S Disbrey, Mr N Hebditch, Ms D Willcock, Ms L Jaques, Mr D Salako, Mr E Lukes, Mrs S Lukes

and Ms C Warren-Smith on behalf of Mr and Mrs J Hateley – members of the public; and Mrs R Joyce, Head Teacher, Tonbridge Grammar School for Girls (Applicant)]

AP1 17/17 TM/16/03530/FL - LAND NORTH AND SOUTH OF WOODGATE WAY, TONBRIDGE

New build Jaguar Land Rover showroom and aftersales facility. The application includes a new showroom, drive-in service lane, 20 bay workshop with MOT facility, external valet structure and associated external works at Land North and South of Woodgate Way, Tonbridge.

RESOLVED: That planning permission be granted in accordance with the submitted details, conditions, reasons and informatives set out in the report and supplementary report of the Director of Planning, Housing and Environmental Health, subject to the amendment of conditions 2, 9 and 10, the addition of condition 17 and the addition of Informatives 4, 5 and 6 as follows:

Conditions

2. The development shall be carried out in accordance with the following approved plans and documents:

Technical Specification received 07.02.2017, Other APPENDIX 1 received 30.11.2016, Site Plan 3199-010 Existing Site Plan received 30.11.2016, Existing Elevations 3199-015 Existing Site Sections received 30.11.2016, Sections 3199-019 Proposed Building Sections received 30.11.2016, Proposed Elevations 3199-020 Proposed Valet _ Bin Store received 30.11.2016, Proposed Plans and Elevations 3199-021 Bin Store received 30.11.2016, Proposed Floor Plans 3199-040-H Proposed Ground Floor received 30.11.2016, Proposed Floor Plans 3199-041-H Proposed First Floor received 30.11.2016, Proposed Roof Plan 3199-042-E Proposed Roof Plan received 30.11.2016, Proposed Floor Plans 3199-045-C Floor Plan Areas received 30.11.2016, Proposed Elevations 3199-061-D Proposed South and East received 30.11.2016, Proposed Elevations 3199-062-D Proposed North and West received 30.11.2016, Topographical Survey CM/16639 received 30.11.2016, Location Plan 3199-001 received 30.11.2016, Letter STAGE 1 ROAD SAFETY AUDIT LETTER received 01.12.2016, Acoustic Assessment BS4142 ASSESSMENT REPORT received 30.11.2016, Report STAGE 1 ROAD SAFETY AUDIT V1 received 01.12.2016, Flood Risk Assessment NOVEMBER 2016 received 30.11.2016, Transport Statement ADL/CC/3329/04A April 2017 received 04.04.2017, Travel Plan ADL/CC/3329/04A April 2017 received 04.04.2017, Archaeological Assessment REPORT NO 17/14 received 10.04.2017, Tree Report TCL-K2-TL/AIA received 06.04.2017, Ecological Assessment EXTENDED PHASE 1 Final Report V5 31.3.17 received 06.04.2017, Other LANDSCAPE AND VISUAL IMPACT April 2017 received 10.04.2017, Design and Access Statement APRIL 2017 received 10.04.2017, Lighting 50707-E01 T3 received 07.04.2017,

Lighting 50707-E02 T3 received 07.04.2017, Proposed Elevations 3199-016 B Context South _ East Elevations received 10.04.2017, Sections 3199-018 B Proposed Site Sections received 10.04.2017, Parking Layout 3199-030 M Proposed Site Plan received 10.04.2017, Planting Plan 16-61-PL-202 REV E received 09.06.2017, Planting Plan 16-61-PL-201 REV E received 09.06.2017.

Reason: To ensure that the development is carried out in accordance with the plans and documents hereby approved.

9. The development hereby permitted shall not be commenced until such time as a scheme to ensure a suitable flood compensation strategy (to offset raising of ground levels in the area shown to be within Flood Zones 3 of the Environment Agency Flood Map) has been submitted to, and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented as part of the development hereby permitted.

Reason: To prevent an increased risk of flooding elsewhere beyond the application site, in accordance with the guidance contained in the National Planning Policy Framework (paragraph 103).

10. The development hereby permitted shall not be first brought into use until details of the arrangements for deliveries to the site by car transporter vehicles has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include movement of such vehicles entering and exiting the site, arrangements for the management of entrance gates, together with management measures in the event of out-of-hours deliveries to prevent parking on the adjoining highway. Thereafter, the site shall be operated at all times in strict accordance with the approved details.

Reason: In the interests of highway safety and to ensure a successful integration of the development within the surrounding highway network including adjacent Primary School and Somerhill Green residential development.

17. The development hereby permitted shall be constructed at the levels details on 'Proposed Site Sections' (drawing 3199-018B).

Reason: In the interests of visual amenity and in order to protect surrounding residential amenity and the character of the High Weald Area of Outstanding Natural Beauty.

Informatives

4. The applicant is reminded that, in undertaking the works hereby approved, due regard should be had to the provisions of the Wildlife and Countryside Act 1981 (as amended) relating to the protection of species and habitats. The applicant is recommended to seek further advice from the Natural England, County Hall, Spetchley Road, Worcester, WR5

2NP or via <https://www.gov.uk/topic/planning-development/protected-sites-species>

5. The applicant is strongly encouraged to avoid the internal illumination of the building outside of operating hours.

6. The applicant is strongly encouraged to consider the possibility of further supplementing and strengthening the planting along the southern boundary (with the A26) and the western boundary (with Barnes Lodge Care Home) wherever possible.

[Speakers: Ms D Huntingford, Chair of Governors, The Schools at Somerhill; Mr L Prebble and Ms D Huntingford on behalf of Tonbridge Civic Society – members of the public, and Mrs S Page on behalf of the Applicant]

AP1 17/18 ALLEGED UNAUTHORISED DEVELOPMENT 16/00385/WORKM - 11 BARCHESTER WAY, TONBRIDGE

Alleged Unauthorised Development at 11 Barchester Way, Tonbridge.

RESOLVED: That an Enforcement Notice be issued to seek the removal of the unauthorised development, the detailed wording of which to be agreed with the Director of Central Services.

AP1 17/19 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 10.45 pm