

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 27th September, 2017

Present: Cllr Mrs F A Kemp (Chairman), Cllr S R J Jessel (Vice-Chairman), Cllr Mrs J A Anderson, Cllr R P Betts, Cllr M A Coffin, Cllr B J Luker, Cllr P J Montague, Cllr L J O'Toole, Cllr H S Rogers, Cllr T B Shaw and Cllr M Taylor

Councillors O C Baldock and N J Heslop were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs S M Barker, Mrs S L Luck, Miss J L Sergison and Miss S O Shrubsole

PART 1 - PUBLIC

AP2 17/41 DECLARATIONS OF INTEREST

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

AP2 17/42 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 16 August 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

AP2 17/43 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. There were no supplementary reports tabled at this 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.

AP2 17/44 TM/17/01289/FL - DEWPOND, PLATT COMMON, PLATT

Construction of a detached 2 storey 4 bedroomed dwelling with ancillary parking and access at Dewpond, Platt Common, Platt.

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) Amended Conditions:

4. 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 Class A, B or E of Part 1 Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To ensure that development does not harm the character of the area or visual amenity of the locality.

5. The dwelling shall not be occupied until there has been submitted to and approved by the Local Planning Authority a scheme of soft and hard landscaping and boundary treatment that includes additional tree plantings along the northwest (rear) and northeast (side) boundaries of the site and full details of materials to be used in areas of hard surfacing of the access driveway. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species. The boundary treatments shall be provided prior to occupation of the new dwelling.

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 in the interests of appropriate surface water drainage.

[Speakers: Wendy Palmer, Platt Parish Council, Mr R Hook, member of the public and Ms J Tasker, agent]

AP2 17/45 EXCLUSION OF PRESS AND PUBLIC

The Chairman moved, it was seconded and

RESOLVED: That as public discussion would disclose exempt information the following matters be considered in private.

AP2 17/46 UPDATE ON ENFORCEMENT ACTIONS

(LGA 1972 Sch 12A Paragraph 2 – Information likely to reveal information about an individual)

The report of the Director of Planning, Housing and Environmental Health informed of recent enforcement action taken in connection with development at land to the west of Wrotham Heath Place, London Road, Wrotham Heath, known as 'The Spinney'.

Members were pleased to note that a Temporary Stop Notice had been issued on 4 August, an emergency (interim) injunction to prevent any further operational development served on 25 August and permitted development rights related to means of enclosure, temporary buildings and use of land had been removed. It was reported that the latter course of action was subject to a consultation process and the Planning Committee would be updated in due course.

The Committee expressed appreciation of the action being taken to address the situation.

The meeting ended at 8.10 pm