

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 8th November, 2017

Present: Cllr Mrs F A Kemp (Chairman), Cllr S R J Jessel (Vice-Chairman), Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr R P Betts, Cllr M A Coffin, Cllr Mrs S L Luck, Cllr P J Montague, Cllr L J O'Toole, Cllr H S Rogers, Cllr Miss J L Sergison, 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 B J Luker and S C Perry.

PART 1 - PUBLIC

AP2 17/47 DECLARATIONS OF INTEREST

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

However, for reasons of transparency Councillor Balfour advised the Committee that in respect of application TM/17/01392/RM (Area 1 Kings Hill, Phase 3, Gibson Drive, Kings Hill) Kent County Council, of which he was the Cabinet Member for Planning, Highways, Transport and Waste, was the owner of the development site. As he did not have responsibility for financial matters at the County Council this did not represent either an Other Significant or Disclosable Pecuniary Interest and there was no requirement to leave the meeting.

AP2 17/48 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 27 September 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 17/49 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.

AP2 17/50 TM/16/01753/FL - THE NURSERY, TAYLORS LANE, TROTTISCLIFFE

Permanent retention of a static mobile home as accommodation for an agricultural worker ancillary to the nursery business and retention of 2no. dog kennels and pens at The Nursery, Taylors Lane, Trottiscliffe.

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:

1. The occupation of the static mobile home shall be limited to:
 - A person solely or mainly employed in the associated Nursery business or a widow (or widower) of such a person;
 - A dependant living within the household of such a person referred to above

Reason: The occupation of the static mobile home by persons not associated with Nursery business would result in a separation of functions and expansion of movements and paraphernalia that could harm the openness of the Green Belt and character and visual amenity of the rural area.

2. The residential use hereby permitted shall cease within 1 month of the date that the horticultural enterprise at The Nursery no longer has an essential requirement for permanent on site presence. The caravan and any structures, materials and equipment brought on to, or erected on the land, or works undertaken to it in connection with the residential use (including the dog pens and kennels) shall be removed and the land restored to its condition before the development took place in accordance with a scheme previously submitted to and approved by the Local Planning Authority.

Reason: To preserve the openness of the Green Belt and ensure that the character and visual amenity of the rural locality is not significantly harmed.

3. No replacement caravan shall be stationed on the site except in accordance with details that have been submitted to and approved by the Local Planning Authority in respect of its size and appearance.

Reason: To preserve the openness of the Green Belt and ensure that the character and visual amenity of the rural locality is not significantly harmed.

4. The static mobile home hereby approved shall only be stationed in the position shown on Drawing No. 1786/18A Rev 04/11 hereby approved and no additional caravan shall be stationed on the site at any time. The extent of the garden amenity area shall be limited to the area indicated on Drawing No. 1786/18A Rev 04/11 comprising 14m by 33m

Reason: To preserve the openness of the Green Belt and ensure that the character and visual amenity of the rural locality is not significantly harmed.

[Speaker: Richard Wallis – Trottiscliffe Parish Council]

AP2 17/51 TM/17/01392/RM - AREA 1, KINGS HILL PHASE 3, GIBSON DRIVE, KINGS HILL

Reserved matters for 132 dwellings in Area 1 (junction of Tower View and Kings Hill Avenue) being details relating to the siting, design and external appearance of the proposed buildings, the means of access, drainage and strategic landscaping involving discharge of conditions 1, 12, 13, 19, 20, 23, 37, 38 and 39 of TM/13/01535/OAEA (Outline planning permission for residential development) at Area 1, Kings Hill Phase 3, Gibson Drive, Kings Hill.

RESOLVED: That Reserved Matters be DEFERRED for the following:

- Further clarity on traffic movements generated by the Housing Area
- Further consideration of the location of the play area
- Further consideration of the impacts of having a single access point

Reason: To protect and enhance the appearance and character of the site and locality and in the interests of residential amenity.

[Speakers: Caroline Bridger, Kings Hill Parish Council and Matthew Woodhead, agent]

AP2 17/52 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.00 pm