

## TONBRIDGE AND MALLING BOROUGH COUNCIL

### AREA 3 PLANNING COMMITTEE

Thursday, 4th January, 2018

**Present:** Cllr M Parry-Waller (Chairman), Cllr D Markham (Vice-Chairman), 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 Mrs T Dean, Cllr D Keeley, Cllr D Keers, Cllr S M King, Cllr D Lettington, Cllr R V Roud, Cllr A K Sullivan and Cllr T C Walker

Councillor N J Heslop was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs A S Oakley and B W Walker

### PART 1 - PUBLIC

#### **AP3 18/1 DECLARATIONS OF INTEREST**

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

However, Councillors Base and T Walker advised that they were members of Aylesford Parish Council. As neither of them sat on the parish planning committee this was not considered an Other Significant Interest or Disclosable Pecuniary Interest and there was no reason to withdraw from the discussion.

#### **AP3 18/2 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 3 Planning Committee held on 24 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

#### **AP3 18/3 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 18/4 TM/17/02248/OA - TADDINGTON WOOD, NORTH OF ROBIN HOOD LANE, BLUE BELL HILL**

Outline Application for the erection of 5 dwelling houses and 5 detached garages with associated parking, turning areas and landscaping at Taddington Wood, North of Robin Hood Lane, Blue Bell Hill.

**RESOLVED:** That planning permission be GRANTED, subject to:

- The applicant entering into a Section 106 Agreement relating to a public open space contribution, in accordance with policy OS3 of the MDE DPD; and
- The submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health, subject to:

(1) Amend Condition 15:

15. Prior to the commencement of the development hereby approved:

(a) A scheme for managing the woodland as identified at Figure 2 of the Reptile Survey dated 20 July 2017 (Reference 2017/04/05), including measures which prevent public access to this area shall be submitted to and approved by the Local Planning Authority. The details approved shall thereafter be implemented.

(b) Following the approval and implementation of the approved management scheme, the mitigation measures set out within the Reptile Survey dated 20 July 2017 (Reference 2017/04/05) shall be undertaken in full.

Reasons: In the interests of nature conservation and biodiversity.

(2) Delete Condition 16

(3) Amend Informative 1:

1. During the demolition and construction phases, the hours of noisy working likely to affect nearby properties (including deliveries) should be restricted to Monday to Friday 0730 hours – 1830 hours, Saturdays 0800-1300 hours with no such work on Sundays or Public Holidays.

[Speakers: Susan Simpkin – agent]

**AP3 18/5 TM/17/02838/FL - 1 RUSSETT CLOSE, AYLESFORD**

Erection of an outbuilding within the garden to be used as a residential annex and erection of a new section of front fence 2m high at 1 Russett Close, Aylesford.

**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 Condition 5:

5. The plot as identified by the red line shown on the site location plan received on 10 October 2017 shall not be physically subdivided in any way.

Reason: To safeguard against the subdivision of the existing single residential curtilage that would facilitate independent occupation of the approved development as a separate unit of accommodation.

(2) Delete Condition 7

(3) Additional Informative 2:

2. The applicant is encouraged to provide additional planting within the site as indicated in the supporting statement submitted in connection with the planning application.

[Speakers: Aylesford Parish Council (John Balcombe); Brian Emery, Denise Atkins, John Lockyer, Paula Lewis, Julie Cheah, Andrew Leigh, Brian Collin and Stuart Walker (members of the public) and Mrs Kerner (applicant)]

**AP3 18/6 TM/17/03088/FL - 353 WATERINGBURY ROAD, EAST MALLING**

Change of use of land to extend existing caravan site for holiday static caravans at land adjoining Hillberry House, 353 Wateringbury Road, East Malling.

**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.

**PART 2 - PRIVATE**

**AP3 18/7 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.15 pm