

TONBRIDGE & MALLING BOROUGH COUNCIL

AREA PLANNING COMMITTEES

Report of the Director of Planning, Housing & Environmental Health

Part I – Public

Section A – For Decision

DEVELOPMENT CONTROL

In accordance with the Local Government Access to Information Act 1985 and the Local Government Act 1972 (as amended), copies of background papers, including representations in respect of applications to be determined at the meeting, are available for inspection at Planning Services, Gibson Building, Gibson Drive, Kings Hill from 08.30 hrs until 17.00 hrs on the five working days which precede the date of this meeting.

Members are invited to inspect the full text of representations received prior to the commencement of the meeting.

Local residents' consultations and responses are set out in an abbreviated format meaning: *(number of letters despatched/number raising no objection (X)/raising objection (R)/in support (S))*.

All applications may be determined by this Committee unless (a) the decision would be in fundamental conflict with the plans and strategies which together comprise the Development Plan; or (b) in order to comply with Rule 15.24 of the Council and Committee Procedure Rules.

GLOSSARY of Abbreviations and Application types

used in reports to Area Planning Committees as at 16 August 2013

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| AAP | Area of Archaeological Potential |
| AODN | Above Ordnance Datum, Newlyn |
| AONB | Area of Outstanding Natural Beauty |
| APC1 | Area 1 Planning Committee |
| APC2 | Area 2 Planning Committee |
| APC3 | Area 3 Planning Committee |
| ASC | Area of Special Character |
| BPN | Building Preservation Notice |
| BRE | Building Research Establishment |
| CA | Conservation Area |
| CBCO | Chief Building Control Officer |
| CEHO | Chief Environmental Health Officer |

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| CHO | Chief Housing Officer |
| CPRE | Council for the Protection of Rural England |
| DEFRA | Department for the Environment, Food and Rural Affairs |
| DETR | Department of the Environment, Transport & the Regions |
| DCLG | Department for Communities and Local Government |
| DCMS | Department for Culture, the Media and Sport |
| DLADPD | Development Land Allocations Development Plan Document (part of the emerging LDF) |
| DMPO | Development Management Procedure Order |
| DPD | Development Plan Document (part of emerging LDF) |
| DPHEH | Director of Planning, Housing & Environmental Health |
| DSSL | Director of Street Scene & Leisure |
| EA | Environment Agency |
| EH | English Heritage |
| EMCG | East Malling Conservation Group |
| FRA | Flood Risk Assessment |
| GDPO | Town & Country Planning (General Development Procedure) Order 1995 |
| GPDO | Town & Country Planning (General Permitted Development) Order 1995 |
| HA | Highways Agency |
| HSE | Health and Safety Executive |
| HMU | Highways Management Unit |
| KCC | Kent County Council |
| KCCVPS | Kent County Council Vehicle Parking Standards |
| KDD | Kent Design (KCC) (a document dealing with housing/road design) |
| KWT | Kent Wildlife Trust - formerly KTNC |
| LB | Listed Building (Grade I, II* or II) |
| LDF | Local Development Framework |
| LMIDB | Lower Medway Internal Drainage Board |
| LPA | Local Planning Authority |
| LWS | Local Wildlife Site |
| MAFF | Ministry of Agriculture, Fisheries and Food |
| MBC | Maidstone Borough Council |
| MC | Medway Council (Medway Towns Unitary Authority) |
| MCA | Mineral Consultation Area |
| MDEDPD | Managing Development and the Environment Development Plan Document |
| MGB | Metropolitan Green Belt |
| MKWC | Mid Kent Water Company |
| MLP | Minerals Local Plan |
| MPG | Minerals Planning Guidance Notes |
| NE | Natural England |
| NPPF | National Planning Policy Framework |
| ODPM | Office of the Deputy Prime Minister |

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| PC | Parish Council |
| PD | Permitted Development |
| POS | Public Open Space |
| PPG | Planning Policy Guidance Note |
| PPS | Planning Policy Statement (issued by ODPM/DCLG) |
| PROW | Public Right Of Way |
| RH | Russet Homes |
| RPG | Regional Planning Guidance |
| SDC | Sevenoaks District Council |
| SEW | South East Water |
| SFRA | Strategic Flood Risk Assessment (prepared as background to the LDF) |
| SNCI | Site of Nature Conservation Interest |
| SPAB | Society for the Protection of Ancient Buildings |
| SPD | Supplementary Planning Document (a statutory policy document supplementary to the LDF) |
| SPN | Form of Statutory Public Notice |
| SSSI | Site of Special Scientific Interest |
| SWS | Southern Water Services |
| TC | Town Council |
| TCAAP | Tonbridge Town Centre Area Action Plan |
| TCG | Tonbridge Conservation Group |
| TCS | Tonbridge Civic Society |
| TMBC | Tonbridge & Malling Borough Council |
| TMBCS | Tonbridge & Malling Borough Core Strategy (part of the Local Development Framework) |
| TMBLP | Tonbridge & Malling Borough Local Plan |
| TWBC | Tunbridge Wells Borough Council |
| UCO | Town and Country Planning Use Classes Order 1987 |
| UMIDB | Upper Medway Internal Drainage Board |
| WLP | Waste Local Plan (KCC) |
| AGPN/AGN | Prior Notification: Agriculture |
| AT | Advertisement |
| CA | Conservation Area Consent (determined by Secretary of State if made by KCC or TMBC) |
| CAX | Conservation Area Consent: Extension of Time |
| CNA | Consultation by Neighbouring Authority |
| CR3 | County Regulation 3 (KCC determined) |
| CR4 | County Regulation 4 |
| DEPN | Prior Notification: Demolition |
| DR3 | District Regulation 3 |
| DR4 | District Regulation 4 |
| EL | Electricity |
| ELB | Ecclesiastical Exemption Consultation (Listed Building) |
| ELEX | Overhead Lines (Exemptions) |

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| FC | Felling Licence |
| FL | Full Application |
| FLX | Full Application: Extension of Time |
| FLEA | Full Application with Environmental Assessment |
| FOPN | Prior Notification: Forestry |
| GOV | Consultation on Government Development |
| HN | Hedgerow Removal Notice |
| HSC | Hazardous Substances Consent |
| LB | Listed Building Consent (determined by Secretary of State if made by KCC or TMBC) |
| LBX | Listed Building Consent: Extension of Time |
| LCA | Land Compensation Act - Certificate of Appropriate Alternative Development |
| LDE | Lawful Development Certificate: Existing Use or Development |
| LDP | Lawful Development Certificate: Proposed Use or Development |
| LRD | Listed Building Consent Reserved Details |
| MIN | Mineral Planning Application (KCC determined) |
| NMA | Non Material Amendment |
| OA | Outline Application |
| OAEA | Outline Application with Environment Assessment |
| OAX | Outline Application: Extension of Time |
| ORM | Other Related Matter |
| RD | Reserved Details |
| RM | Reserved Matters (redefined by Regulation from August 2006) |
| TEPN56/TEN | Prior Notification: Telecoms |
| TNCA | Notification: Trees in Conservation Areas |
| TPOC | Trees subject to TPO |
| TRD | Tree Consent Reserved Details |
| TWA | Transport & Works Act 1992 (determined by Secretary of State) |
| WAS | Waste Disposal Planning Application (KCC determined) |
| WG | Woodland Grant Scheme Application |