

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 17th January, 2019

Present: Cllr R D Lancaster (Chairman), Cllr V M C Branson (Vice-Chairman),
Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr M O Davis,
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 and Cllr Miss G E Thomas

Apologies for absence were received from Councillors Mrs P A Bates,
P F Bolt, J L Botten, D J Cure and F G Tombolis

PART 1 - PUBLIC

AP1 19/1 DECLARATIONS OF INTEREST

Councillor M Davis declared an Other Significant Interest in application TM/18/02684/FL (Hilden Oaks School, 38 Dry Hill Park Road, Tonbridge) on the grounds of his status as partner of Warners Solicitors who had acted for the applicant. He withdrew from the meeting and took no part in the discussion for this agenda item.

AP1 19/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 5 April 2018 be approved as a correct record and signed by the Chairman.

DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PART 3 OF THE CONSTITUTION (RESPONSIBILITY FOR COUNCIL FUNCTIONS)

AP1 19/3 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.

AP1 19/4 TM/18/02488/FL - PRIMROSE INN, 112 PEMBURY ROAD, TONBRIDGE

Demolition of the existing Primrose Public House and redevelopment of the site to provide 4 no. dwelling houses and 2 no. apartments with associated access, parking, infrastructure and landscaping at Primrose Inn, 112 Pembury Road, Tonbridge.

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) The applicant entering into a planning obligation under s106 of the Town and Country Planning Act 1990 (as amended) to make a financial contribution towards public open space;

(2) Amended Condition:

10. No above ground development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment. The details shall include means for the provision of permeable surfacing to areas of hardstanding throughout the development. 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, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

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.

(3) Addition of Conditions:

12. Prior to the commencement of the development hereby approved, arrangements for the management of all construction works shall be submitted to and approved by the Local Planning Authority. The management arrangements to be submitted shall include (but not necessarily be limited to) the following:

- The days of the week and hours of the day when the construction works will be limited to and measured to ensure these are adhered to;

- Procedures for managing all traffic movements associated with the construction works including (but not limited to) the delivery of building materials to the site (including the times of the day when those deliveries will be permitted to take place and how/where materials will be offloaded into the site) and for the management of all other construction related traffic and measures to ensure these are adhered to;
- Procedures for notifying neighbouring properties as to the ongoing timetabling of works, the nature of the works and their likely duration, with particular reference to any such works which may give rise to noise and disturbance and any other regular liaison or information dissemination; and
- The specific arrangements for the parking of contractor's vehicles within or around the site during construction and any external storage of materials or plant throughout the construction phase.

The development shall be undertaken in full compliance with the approved details.

Reason: In the interests of residential amenity and highway safety in accordance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

13. No building shall be occupied until works for the disposal of surface water drainage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of pollution prevention.

[Speakers: Lesley Penney – member of the public; Sir Paul Britton – on behalf of the Tonbridge Civic Society and John Collins – agent]

AP1 19/5 TM/18/02222/FL - RIVERBANK HOUSE, ANGEL LANE, TONBRIDGE

Rooftop extension to provide 8 additional 2 bed flats at Riverbank House, Angel Lane, Tonbridge.

RESOLVED: That planning permission be GRANTED in accordance with the details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health; subject to

- (1) The applicant entering into a planning obligation under s106 of the Town and Country Planning Act 1990 (as amended) to make a

financial contribution towards the improvement of existing open spaces within the local area;

(2) Amended Condition:

5. Prior to the commencement of the development hereby approved, arrangements for the management of all construction works shall be submitted to and approved by the Local Planning Authority. The management arrangements to be submitted shall include (but not necessarily be limited to) the following:

- The days of the week and hours of the day when the construction works will be limited to and measured to ensure these are adhered to;
- Procedures for managing all traffic movements associated with the construction works including (but not limited to) the delivery of building materials to the site (including the times of the day when those deliveries will be permitted to take place and how/where materials will be offloaded into the site) and for the management of all other construction related traffic and measures to ensure these are adhered to;
- Procedures for notifying the existing residents of Riverbank House as to the ongoing timetabling of works, the nature of the works and their likely duration, with particular reference to any such works which may give rise to noise and disturbance and any other regular liaison or information dissemination; and
- The specific arrangements for the parking of contractor's vehicles within or around the site during construction and any external storage of materials or plant throughout the construction phase.

The development shall be undertaken in full compliance with the approved details.

Reason: In the interests of residential amenity and highway safety in accordance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

AP1 19/6 TM/18/02684/FL - HILDEN OAKS SCHOOL, 38 DRY HILL PARK ROAD, TONBRIDGE

Retrospective application for erection of a canopy attached to the Acorn building at Hilden Oaks School, 38 Dry Hill Park Road, Tonbridge.

RESOLVED: That retrospective planning permission be REFUSED for the following reason:

- (1) The development, by virtue of its overall height, scale, detailed design and use of materials, when viewed relative to the host building appears as an incongruous structure, out of keeping with the appearance of the host building and harmful to the visual amenities of the wider locality including the character and appearance of the designated Conservation Area, which as a result is not preserved. The development is therefore contrary to policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, policy SQ1 of the Managing Development and the Environment DPD 2010, the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and paragraphs 192 and 193 of the National Planning Policy Framework 2018.
- (2) Members requested that enforcement action commenced immediately given that this application sought retrospective planning permission.

[Speakers: Lisa Gibbard, Peter Seldon and Steve Johnston – members of the public; Mrs Kathy Joiner on behalf of Hilden Oaks School]

AP1 19/7 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.25 pm