

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 27th February, 2019

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

PART 1 - PUBLIC

AP2 19/8 DECLARATIONS OF INTEREST

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

AP2 19/9 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 23 January 2019 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)

AP2 19/10 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 19/11 TM/18/02268/FL - ST GEORGES COURT, WEST STREET, WROTHAM

Demolition and redevelopment of existing buildings to provide 38 residential units with associated parking, refuse and cycle storage at St Georges Court, West Street, Wrotham.

Disappointment was expressed at the removal of the covenant. However, it was accepted that this concern did not represent a valid planning reason for refusal.

RESOLVED: That planning permission be GRANTED subject to:

- (1) the applicant entering into a legal agreement covering the provision of 40% affordable housing across the scheme and contributions towards primary and secondary education; and
- (2) the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health.

[Speakers: Jane Savill – member of the public; Janet Barnett/Andrew Brown – agent/architect]

AP2 19/12 TM/18/01930/FL - KENTFIELD FARM, TOWER HILL, OFFHAM

Erection of a temporary marquee on the site to be used in conjunction with the existing lapa for weddings/events; the erection of 3 holiday let units (timber pods); and utilisation of existing access from Teston Road, Kentfield Farm, Tower Hill, Offham.

RESOLVED: That temporary planning permission be GRANTED for a period of 1 year 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. The development shall not be brought into use until a detailed Management Plan for the operation of the events/functions has been submitted to and approved by the Local Planning Authority.

This shall include:

 - provisions outlining how the holiday lets and existing lodge building are to be used during or in conjunction with the events;
 - measures to monitor, control and manage noise from the events, including from areas outside of the lapa/marquee;

- provisions to manage vehicles entering, leaving and parking on the site;
- provisions to maintain and regenerate the grassed areas on the site used for parking for the events;
- measures to reduce the total number of vehicles accessing the site for events;
- measures to ensure that vehicle movements along Tower Hill from the uses will be minimised.

The events/functions shall at all times thereafter be undertaken in strict accordance with the approved Management Plan.

Reason: To minimise noise and other nuisance and visual impact from the operation of the development.

8. The events/functions shall not be operational outside of the hours 1100 to 2300 and all persons shall vacate the site by midnight.

Reason: To adequately protect the amenities of residents in the local area.

9. The events/functions shall be conducted in strict accordance with Section 14 'Mitigation and Management' of the submitted Environmental Impact Assessment (Noise) Report (Prepared by SPL Tract Limited – updated 17 January 2019). This shall include loudspeakers being positioned only in the lapa facing south and the installation of two solid partitions behind the loudspeakers to act as baffles. A noise limiter shall be used to ensure that noise levels in the Lodge do not exceed 95dBLAeq(15) as recommended by the Code of Practice.

Reason: To adequately protect the aural amenity of residents in the local area.

- (2) Additional Conditions:

16. Any live music or performances in the marquee shall be restricted to non-amplified acoustic instruments only with the use of amplified equipment restricted to background music or spoken words only. No music or amplified sound shall be played outside of the lapa or marquee.

Reason: To adequately protect the amenities of residents in the local area.

17. The development hereby permitted shall cease on or before 31 March 2020. On or before this date, the development carried out in pursuance to this permission shall be demolished/removed from the site in totality and the land restored to its former condition and used in accordance with a scheme which shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the development will not harm residential amenities in the locality.

18. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) and the Town and Country Planning (Use Classes) Order 1987 (as amended), the land subject to this permission shall not be used for any purpose other than those permitted under this planning permission.

Reason: In the interests of the character and visual amenity of the area and neighbouring amenities.

[Speakers: Offham Parish Council – David Frankling; Peter Lloyd-Williams, Susanne Young, Beverly Berman and Claire Innes – members of the public and Mr Barwick/Mr Beale – applicant/sound specialist]

AP2 19/13 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.00 pm