

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 1 PLANNING COMMITTEE**

**Thursday, 21st February, 2019**

**Present:** Cllr R D Lancaster (Chairman), Cllr V M C Branson (Vice-Chairman), Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr Mrs P A Bates, Cllr J L Botten, Cllr D J Cure, Cllr M O Davis, Cllr Mrs M F Heslop, Cllr N J Heslop, Cllr M R Rhodes, Cllr Miss J L Sergison and Cllr C P Smith

Apologies for absence were received from Councillors P F Bolt, H S Rogers, Ms S V Spence, Miss G E Thomas and F G Tombolis

#### **PART 1 - PUBLIC**

##### **AP1 19/8 DECLARATIONS OF INTEREST**

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

##### **AP1 19/9 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 1 Planning Committee held on 17 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)**

##### **AP1 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.

**AP1 19/11 TM/18/02206/FL - DEVELOPMENT SITE SOUTH PART OF WEST KENT COLLEGE, BROOK STREET, TONBRIDGE**

Demolition of existing buildings and development of 53 dwellings comprising; 10 x 1 bed and 23 x 2 bed apartments in a part 3/4 storey building and 12 x 3 bed and 8 x 4 bed houses in part 2.5/3 storey buildings along with associated vehicular and pedestrian access, car parking and landscaping at Development Site, South part of West Kent College, Brook Street, Tonbridge.

**RESOLVED:** That the application be DEFERRED for a Members' site inspection.

[Speakers: Graeme Hall, Andrew Brett, Diane Huntingford of Tonbridge Civic Society, Brian Marchant and Pam Mills – members of the public and Tracy Puttock – applicant]

**AP1 19/12 TM/18/02515/FL - 7 DRY HILL PARK CRESCENT, TONBRIDGE**

Change of use from Class C2 Care Home to Suis Generis, House in Multiple Occupation, providing accommodation for 11 occupants at 7 Dry Hill Park Crescent, Tonbridge.

**RESOLVED:** That the application be REFUSED for the following reason:-

1. The proposed change of use to an eleven bedroom House in Multiple Occupation would result in an unacceptable intensification of the use of the property which would cause harm to the living conditions of the neighbouring residential occupiers by virtue of the resultant levels of activity and associated noise and disturbance. As such, the proposal is not compatible with its immediate surroundings and would cause harm to residential amenity and is therefore contrary to policies CP1 and CP24 of the Tonbridge and Malling Core Strategy 2007 and policy SQ1 of the Managing Development and the Environment DPD 2010.

[Speakers: John Ventress, Rob Arnold, Peter Seldon and Barbara Watson – members of the public]

**AP1 19/13 TM/18/02683/FL - 11A DOUGLAS ROAD, TONBRIDGE**

Demolition of detached bungalow and erection of 2x 3 bedroom semi-detached dwellings at 11A Douglas 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 the addition of Condition 6 and Informatives 1 and 2 as follows:-

6. 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 the hours of the day when the construction works will be limited to and the measures 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 these 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.

**Infomatives:**

1. Notwithstanding the answer provided at Question 12 of the submitted application form, the applicant is advised that surface water must not discharge into the public sewer.

2. In preparing the details pursuant to Condition 6, the applicant is advised that proper and correct measures for the disposal of all waste material must be put in place and strictly adhered to.

[Speakers: Steve Coulstock and Sarah Smith – members of the public; and Neil Thompson – agent]

**AP1 19/14 TM/18/02756/AT - UNIT 2 SWANMEAD WAY, TONBRIDGE**

Consent to display 5 no. fascia signs and 1 no. freestanding sign at Unit 2 Swanmead Way, Tonbridge.

**RESOLVED:** That planning permission be REFUSED for the following reason:-

1. The fascia sign, by virtue of its prominent position, excessive overall size when combined with its means of illumination, would be an intrusive feature which would be harmful to the visual amenities of the locality and the setting of the Conservation Area. As a result, it would be contrary to the requirements of paragraph 132 of the National Planning Policy Framework (2018), the Town and Country Planning (Control of Advertisement) (England) Regulations 2007, policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Managing Development and the Environment DPD 2010.

[Speakers: Peter Charlton and Diane Huntingford of Tonbridge Civic Society – members of the public]

#### **AP1 19/15 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.45 pm