

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 12th September, 2019

Present: Cllr V M C Branson (Chairman), Cllr M D Boughton (Vice-Chairman), Cllr G C Bridge, Cllr A E Clark, Cllr N Foyle, Cllr N J Heslop, Cllr M A J Hood, Cllr F A Hoskins, Cllr D W King, Cllr K King, Cllr J R S Lark, Cllr M R Rhodes, Cllr J L Sergison, Cllr Miss G E Thomas and Cllr F G Tombolis.

Apologies for absence were received from Councillors Mrs J A Anderson, Mrs P A Bates, J L Botten and M O Davis.

PART 1 - PUBLIC

AP1 19/27 DECLARATIONS OF INTEREST

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

AP1 19/28 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 1 August 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 19/29 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 19/30 TM/19/01632/FL - DEVELOPMENT SITE, SOUTH PART OF WEST KENT COLLEGE, BROOK STREET, TONBRIDGE

Demolition of existing buildings and development of 51 dwellings 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 planning permission be GRANTED, subject to

- (1) The applicant and West Kent College entering in to a planning obligation with the Borough Council to agree to undertake measures set out in the Travel Plan;
- (2) The applicant entering into a planning obligation with the Borough Council to make financial contributions towards the enhancement of existing open spaces within the local area;
- (3) The applicant entering into a planning obligation with Kent County Council to make financial contributions towards the enhancement of Judd School, local library provision and adult education services;
- (4) The submitted details, conditions, reasons and informatives set out in the main report of the Director of Planning, Housing and Environmental Health;
- (5) The amended conditions set out in the supplementary report of the Director of Planning, Housing and Environmental Health (set out below);

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) no development in respect of the dwellings within plots 1-8 inclusive shall be carried out within Classes A,B,C or E of Part 1: of Schedule 2 of that Order

Reason: In order to protect the residential amenity of the neighbouring residential properties.

17. The development shall be undertaken in accordance with the details shown on the following drawings:

Sections 2675.1-A-1011-A received 10.07.2019, Sections 2675.1-A-1012-A received 10.07.2019, Existing Plans and Elevations 2675.1-A-1100-A Nursery received 10.07.2019, Existing Plans and Elevations 2675.1-A-1101-A Oaks building received 10.07.2019, Proposed Plans and Elevations 2675.1-A-3000-B received 10.07.2019, Proposed Plans and Elevations 2675.1-A-3005-B received 10.07.2019, Proposed Plans and Elevations 2675.1-A-3010-B received 10.07.2019, Proposed Plans and Elevations 2675.1-A-3015-B received 10.07.2019, Proposed Floor Plans 2675.1-A-3700-B received 10.07.2019, Proposed Elevations 2675.1-A-3701-A received 10.07.2019,

Site Layout 2675.1-A-1005-J received 18.07.2019, Sections 2675.1-C-1210.1-PL-A received 10.07.2019, Street Scenes 2675.1-C-1211-PL-A received 10.07.2019, Street Scenes 2675.1-C-1212-PL-A received 10.07.2019, Sections 2675.1-C-1213-PL-G received 18.07.2019, Section 2675.1-C-1216-PL-A received 10.07.2019, Site Layout 26751A1004A received 10.07.2019, Plan 26751A1006A Separation distance received 10.07.2019, Section 26751A1010A Existing received 10.07.2019, Proposed Elevations 2675.1-A-3702-A received 12.07.2019, Tree Protection Plan ASH21697-03C SHEET 1 OF 2 received 16.07.2019, Tree Protection Plan ASH21697-03C SHEET 2 OF 2 received 16.07.2019, Landscape Layout 1534/001 M received 18.07.2019, Plan 2675.1-A-1005.1-E Site Analysis received 18.07.2019, Location Plan 2675.1-A-1000-A received 10.07.2019

Reason: To ensure the development is undertaken in accordance with the approved drawings.

(6) The following additional Condition:

18. No above ground works shall take place save for the works to Dame Kelly Holmes Way as detailed on Drawing 2017/4089/004 Rev E Proposed Access Arrangements (contained within the Transport Assessment) until details of external lighting within the development have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be installed in accordance with the approved scheme prior to the first occupation of any dwelling within the development hereby permitted.

Reason: To ensure that appropriate lighting is provided as an integral part of the development in the interests of amenity.

[Speakers: Tracy Puttock, applicant and Simon Moon, agent who shared the speaking time allocation]

AP1 19/31 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.30 pm