

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 15th May, 2014

Present: Cllr R D Lancaster (Chairman), Cllr Ms V M C Branson (Vice-Chairman), Cllr Mrs J A Anderson, Cllr Ms J A Atkinson, Cllr O C Baldock, Cllr Mrs P Bates, Cllr P F Bolt, 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, Cllr C P Smith, Cllr Ms S V Spence and Cllr D J Trice

Councillor Mrs S Murray was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors A W Allison, T Edmondston-Low and Miss J R L Elks

PART 1 - PUBLIC

AP1 14/16 DECLARATIONS OF INTEREST

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

AP1 14/17 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 3 April 2014 be approved as a correct record and signed by the Chairman.

DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PARAGRAPH 3, PART 3 OF THE CONSTITUTION

AP1 14/18 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 14/19 TM/13/03930/FL - 46 RIDING PARK, HILDENBOROUGH

Shed to house a mobility scooter in front garden at 46 Riding Park, Hildenborough.

RESOLVED: That the application be

DEFERRED to allow for discussions to take place into potential alternative solutions in liaison with the landlord of the property.

[Speakers: Mr M Dobson (on behalf of Hildenborough Parish Council); Mrs M Coles – member of the public and Mrs S Beevis – Applicant]

AP1 14/20 TM/14/00655/FL - WOODGATE RESIDENTIAL CARE HOME AND ADJACENT LAND, TUDELEY LANE, TONBRIDGE

Hybrid Application: Development of site involving (A) Detailed Planning Permission for erection of a new replacement care home (Use Class C2) comprising 101 resident bedrooms, ancillary accommodation, communal facilities and gardens, and car parking; a new link road connecting the vehicular access from Tudeley Lane to the new replacement care home; creation of an acoustic fence along the boundary with the A26 Woodgate Way; and phased demolition of the existing Woodgate Care Home following the commencement of operations at the new replacement care home. (B) Outline Permission for the erection of extra care apartments comprising self-contained apartments, communal facilities and gardens, and car parking at Woodgate Residential Care Home and Adjacent Land, Tudeley Lane, Tonbridge.

RESOLVED: That the application be

APPROVED in accordance with the submitted details set out in the main and supplementary reports of the Director of Planning, Housing and Environmental Health subject to referral of the application to the Secretary of State and to

(1) the amendment of Condition 20 to read:-

20. The details submitted in pursuance to Condition 18 shall be accompanied by a scheme for the provision of affordable housing which demonstrates the provision and retention of no less than 40% of the extra care apartments for Affordable Rent. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annexe 2 of the National Planning Policy Framework or any future guidance that replaces it.

Reason: To comply with the requirements of policy CP17 of the Tonbridge and Malling Borough Council Core Strategy 2007 and the National Planning Policy Framework 2012 (paragraph 50).

and (2) the addition of Condition 22:-

22. The development hereby approved in respect of Area 2, cross hatched on plan number A-607 04 Rev, shall not commence until a scheme for the provision of pedestrian infrastructure improvements to provide a connection between the site access at road level and the elevated pedestrian route on the northern side of Tudeley Lane has been submitted to and approved by the Local Planning Authority. The occupation of the development on Area 2 shall not take place until those works have been completed in accordance with the approved scheme.
Reason: In the interests of highway and pedestrian safety.

MATTERS FOR CONSIDERATION IN PRIVATE

AP1 14/21 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.30 pm