

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 22nd January, 2020

Present: Cllr H S Rogers (Chairman), Cllr B J Luker (Vice-Chairman), Cllr Mrs J A Anderson, Cllr S A Hudson, Cllr Mrs F A Kemp, Cllr P J Montague, Cllr W E Palmer, Cllr J L Sergison, Cllr N G Stapleton, Cllr K B Tanner and Cllr M Taylor

Councillors N J Heslop and D Lettington were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors R P Betts, C Brown, M A Coffin, L J O'Toole and T B Shaw

PART 1 - PUBLIC

AP2 20/1 DECLARATIONS OF INTEREST

Councillor Luker declared an Other Significant Interest in application TM/19/01573/FL (Kentfield Farm, Tower Hill, Offham) on the grounds that a close family member used the site to stable their pony. He remained in the meeting to hear the debate but did not participate in the discussion or vote on the application.

For reasons of transparency and with regard to TM/19/02275/FL (172 Maidstone Road, Borough Green), Councillor Wendy Palmer advised that she was the Chairman of Platt Parish Council who were a consultee to this application.

AP2 20/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 6 November 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 20/3 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.

AP2 20/4 TM/19/01573/FL - KENTFIELD FARM, TOWER HILL, OFFHAM

Variation of conditions 3 (archaeology), 8 (hours of events) and 17 (cease of development) of planning permission TM/18/01930/FL (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) at Kentfield Farm, Tower Hill, Offham.

RESOLVED: That **temporary** 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) Amended Conditions:

2. No built development or any other associated engineering or other operations shall take place to construct the holiday lets until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

7. The events/functions shall not be operational outside of the hours 11am to 11pm and all persons, other than the persons using the holiday lets, shall vacate the site by 11pm.

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

[Speakers: Mr S Rickett – Chairman, Offham Parish Council; Mrs C Innes, Mrs S Young, Mr S Mahoney; Miss O March, Mr P Lloyd-Williams – members of the public and Mr S Thomas on behalf of the applicant]

AP2 20/5 TM/19/02275/FL - 172 MAIDSTONE ROAD, BOROUGH GREEN

Extending existing access drive to two six bedroom detached houses and two detached double garages, repair of existing boundary wall along

west boundary, landscaping and ancillary works at 172 Maidstone Road, Borough Green.

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

The proposed development by virtue of its overall height, scale, bulk and massing combined with its siting and given the ground levels of the site and surrounding land, would result in an overbearing and dominant form of development which would cause significant harm to neighbouring amenity, contrary to the requirements of policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010 and the requirements of paragraph 127 of the National Planning Policy Framework 2019.

[Speaker: Mr J Chapman – on behalf of the applicant]

AP2 20/6 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.40 pm