

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 2nd July, 2014

Present: Cllr Mrs F A Kemp (Chairman), Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr C Brown, Cllr F R D Chartres, Cllr M A Coffin, Cllr B J Luker, Cllr Mrs S Murray, Cllr T J Robins, Cllr H S Rogers, Cllr A G Sayer, Cllr Miss J L Sergison and Cllr M Taylor

Councillor N J Heslop was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs E M Holland (Vice-Chairman), S R J Jessel, Mrs S Luck and Miss S O Shrubsole

PART 1 - PUBLIC

AP2 14/28 DECLARATIONS OF INTEREST

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

Councillor Balfour informed the Committee that as a member of the Kent County Council Planning Committee he would not participate in any discussion or vote on application numbers:

- TM/14/021009/CR3 (proposed school site, Leybourne Chase, Leybourne) and
- TM/14/01929/CR3 (land at 30 Gibson Drive, Kings Hill)

However, he remained in the room to hear the debate and understand concerns raised by the Borough Council.

AP2 14/29 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 28 May 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

AP2 14/30 DEVELOPMENT CONTROL AND SUPPLEMENTARY REPORTS

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 14/31 TM/14/01293/OA - THE PADDOCK AND FAIRMEADOW, BASTED LANE, CROUCH

Outline Application: Demolition of existing dwelling and annexe (The Paddock) and erection of 3 detached houses. Demolition of existing garage (Fairmeadow) and formation of new access drive to Basted Lane at The Paddock and Fairmeadow Basted Lane, Crouch.

RESOLVED: That the application be APPROVED subject to:

(1) The provision of an agreed commuted sum under a S106 Obligation to secure the Council's requirements for an appropriate contribution towards affordable housing, in accordance with the Tonbridge and Malling Borough Core Strategy 2007 Policy CP17;

(2) The submitted details, conditions, reasons and informatives set out in the main report of the Director of Planning, Housing and Environmental Health;

(3) The addition of condition:

17. The details submitted in pursuance of condition 1 shall be accompanied by a scheme for delivery times by construction vehicles which should avoid times of peak usage of Basted Lane. The scheme shall be implemented as approved.

Reason: In the interests of amenities and reducing congestion on a 'Quiet Lane'.

(4) The addition of informative:

5. The applicant is reminded that the layout is hereby approved and the submission of the Reserved Matter of external appearance will be expected to generally accord with the illustrative elevation albeit with a varied design between the 3 units.

[Speakers: Mrs P Darby – Platt Parish Council; Mrs P Darby (on behalf of local residents) Mr G Coles and Mr N Sealey – Members of the public and Mr P Hadley – agent]

AP2 14/32 TM/11/03020/OA - PHASE 3 PLATT INDUSTRIAL ESTATE, MAIDSTONE ROAD, PLATT

Outline Application: Proposed new industrial building, associated works plus highway amendments to the T Junction of the access road and A25 Maidstone Road. Landscaping details to be reserved - Phase 3 Platt Industrial Estate, Maidstone Road, Platt.

RESOLVED: That the application be DEFERRED for further information on the junction changes and implications on parking for nearby residents.

[Speakers: Mr T Bonser – Platt Parish Council; Mr R Hook – member of the public and Mr A Street and Mr Rogers – Highway consultant and agent respectively]

AP2 14/33 TM/14/02109/CR3 - PROPOSED SCHOOL SITE, LEYBOURNE CHASE, LEYBOURNE

Regulation 3 consultation for erection of a new school together with new car parking and associated playing field landscaping (KCC ref: KCC/TM/0173/2014) at proposed school site, Leybourne Chase, Leybourne.

RESOLVED: That the Borough Council raise no objection but Kent County Council should consider the points set out in paragraph 7.1 of the supplementary report of the Director of Planning, Housing and Environmental Health; subject to the following additional point:

10. That there should be a review of the proposed colour and cladding of the school building.

AP2 14/34 TM/14/01929/CR3 - LAND AT 30 GIBSON DRIVE, KINGS HILL

Regulation 3 consultation for demolition of existing KCC commercial services building (see application reference 13/01535/OAEA and 14/01174/DEN); Construction of new access road between Gibson Drive and spur off Tower View (approved under KCC/TM/0386/2013); Construction of new two-storey, three-form entry primary school and associated vehicle and pedestrian access, car park and landscaping (KCC ref: KCC/TM/0149/2014) - land at 30 Gibson Drive, Kings Hill.

RESOLVED: That the Borough Council raise no objection but Kent County Council should consider the points set out in paragraph 7.1 of the report of the Director of Planning, Housing and Environmental Health.

AP2 14/35 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.10 pm