

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

Thursday, 31st July, 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 T Edmondston-Low, Cllr Miss J R L Elks, Cllr N J Heslop, Cllr M R Rhodes, Cllr Miss J L Sergison 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, Mrs M F Heslop, C P Smith and Ms S V Spence

PART 1 – PUBLIC

AP1 14/32 DECLARATIONS OF INTEREST

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

AP1 14/33 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 19 June 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 14/34 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.

AP1 14/35 TM/14/00686/FL - WARDERS MEDICAL CENTRE, 47 EAST STREET, TONBRIDGE

Variation of condition 9 of planning permission TM/11/02476/FL (new pharmacy) to allow for bollards in three locations instead of existing chain barrier at Warders Medical Centre, 47 East Street, Tonbridge.

RESOLVED: That the application be REFUSED for the reasons set out in the report of the Director of Planning, Housing and Environmental Health.

[Speaker: Dr G Kirby – applicant]

AP1 14/36 TM/14/00685/FL - WARDERS MEDICAL CENTRE, 47 EAST STREET, TONBRIDGE

Creation of car park (total of 10 spaces) and associated access, including bollard lighting, tree removal and shrub clearance at Warders Medical Centre, 47 East Street, Tonbridge.

RESOLVED: That the application be REFUSED for the reasons set out in the report of the Director of Planning, Housing and Environmental Health.

[Speaker: Dr G Kirby – applicant]

AP1 14/37 (A) TM/14/01371/FL AND (B) TM/14/01372/LB - BORDYKE END, 59 AND THE COACH HOUSE, 63 EAST STREET, TONBRIDGE

(A) Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into residential dwelling with conservatory extension. Conversion of Coach House from offices into separate residential dwelling including first floor extension. Erection of a 3 bay garage with habitable accommodation over at Bordyke End 59 and The Coach House, 63 East Street, Tonbridge.

(B) Listed Building Consent: Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into a residential dwelling with conservatory extension. Conversion of Coach House from offices into separate residential dwelling including first floor extension at Bordyke end 59 and The Coach House, 63 East Street, Tonbridge

RESOLVED: That applications (A) and (B) be DEFFERED for a Members' Site Inspection

[Speakers: Mr I Bedford – member of the public]

AP1 14/38 TM/14/01568/FL - LAND AT MABLEDON ROAD, TONBRIDGE

Demolition of 7 no. single garages on triangular site. Construction of 5 no. flats over parking on ground floor and amenity area at Mabledon Road, Tonbridge.

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

1. The proposed development by virtue of its overall scale, bulk and massing combined with its detailed design and external appearance would appear overbearing within the street scene and would be out of character with the adjacent properties and the wider locality. Furthermore, when considering the constrained nature of the plot arising from its awkward shape and limited size combined with the proximity of the built form to the site boundaries, it would appear as an over intensive form of development which is out of keeping with the prevailing character of development in the locality. For these reasons, the proposed development would be detrimental to the visual amenities of the locality and therefore contrary to the principles set out in Section 7 of the National Planning Policy Framework 2012, policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Managing Development and the Environment Development Plan Document 2010.

[Speakers: Mr A Ingram, Mr P Gale, Mrs J McKie, Mr Walton and Mrs S Gale– members of the public]

AP1 14/39 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.45 pm