

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 4th November, 2020

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

Councillors Mrs T Dean, N J Heslop, D Lettington and R V Roud were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors C Brown, Mrs C B Langridge, T B Shaw and N G Stapleton

PART 1 - PUBLIC

AP2 20/12 DECLARATIONS OF INTEREST

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

AP2 20/13 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 27 May 2020 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 20/14 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 circulated in advance of the meeting and published on the website.

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 20/15 TM/19/01067/FL - SCARBUTTS AND WINSOR WORKS, LONDON ROAD, ADDINGTON

Redevelopment of the site to provide 10 x detached dwelling houses with associated parking, turning, landscaping and improvements to the access road at Scarbutts and Winsor Works, London Road, Addington.

The supplementary report of the Director of Planning, Housing and Environmental Health advised that the Planning Inspectorate had confirmed that the applicants had lodged an appeal against the non-determination of the application and this appeal was valid. Although the Borough Council could no longer formally determine the planning application it remained necessary for the Planning Committee to confirm what decision would have been made were it still in a position to do so.

RESOLVED: That the Secretary of State (through his Inspector) and the applicant be advised that, had the Local Planning Authority been in a position to determine the application at this time planning permission would have been REFUSED on the following grounds:

- (1) The site lies within the Metropolitan Green Belt where there is a strong presumption against inappropriate development, as defined in the National Planning Policy Framework (2019). The development constitutes inappropriate development within the Green Belt which is substantially harmful by definition. Furthermore, the development would cause material harm to openness by virtue of the amount of built form across the site. No very special circumstances have been demonstrated that clearly outweigh the degree of harm to the Metropolitan Green Belt and the development is therefore contrary to paragraphs 143 to 145 of the National Planning Policy Framework (2019) and Policy CP3 of the Tonbridge and Malling Borough Core Strategy 2007 and Policy M1 of the Tonbridge and Malling Development Lane Allocations Development Plan Document 2010.
- (2) The proposed development due to the layout of the dwellings across the site and the resultant relationship of Plots 1 – 7 (inclusive) with the southern boundary given the change in land levels at this point, proximity of existing built development and the commercial nature of the uses of neighbouring land, would, when taken in combination, result in an unacceptable living environment and level of amenity for the future occupants of the new dwellings of Plots 1 – 7. As such, the proposed development is contrary to the requirements of policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and paragraph 127(f) of the National Planning Policy Framework 2019.

AP2 20/16 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.20 pm