

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 28th January, 2021

Present: Cllr D A S Davis (Chairman), Cllr M C Base (Vice-Chairman), Cllr Mrs S Bell, Cllr T Bishop, Cllr R I B Cannon, Cllr D J Cooper, Cllr R W Dalton, Cllr Mrs T Dean, Cllr S M Hammond, Cllr P M Hickmott, Cllr D Keers, Cllr A Kennedy, Cllr D Lettington, Cllr Mrs R F Lettington, Cllr Mrs A S Oakley, Cllr R V Roud, Cllr Mrs M Tatton, Cllr D Thornewell and Cllr C J Williams

Councillors N J Heslop, P J Montague and N G Stapleton were also present pursuant to Council Procedure Rule No 15.21.

PART 1 - PUBLIC

AP3 21/1 DECLARATIONS OF INTEREST

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

AP3 21/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 19 November 2020 be approved as a correct record and signed by the Chairman.

AP3 21/3 GLOSSARY AND SUPPLEMENTARY MATTERS

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 to 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.

**DECISIONS TAKEN UNDER DELEGATED POWERS IN
ACCORDANCE WITH PART 3 OF THE CONSTITUTION
(RESPONSIBILITY FOR COUNCIL FUNCTIONS)**

**AP3 21/4 TM/19/00376/OAEA - LAND SOUTH WEST OF LONDON ROAD
AND WEST OF CASTOR PARK, ALLINGTON**

Outline Application: permission for a residential scheme of up to 106 units, associated access and infrastructure at Land South West of London Road and West of Castor Park, Allington.

RESOLVED: That outline planning permission be GRANTED in accordance with the submitted details, conditions, reasons and informatives set out in the report and supplementary report of the Director of Planning, Housing and Environmental Health, subject to the following:

- (1) the amendment of the Recommendation at Paragraph 7.1 to omit plan numbers LE03, LE04, PL010, PL012, PL014, PL015 and PL016;
- (2) the amendment of the Recommendation at Paragraph 7.1, second bullet point to read as follows:

The applicant entering into a planning obligation with Kent County Council to make financial contributions to the provision of education facilities and community services, secure a Travel Plan and make a financial contribution towards its implementation; and

- (3) the addition of Informatives:

7. The applicant should explore all opportunities to maximise the provision of the natural green space buffer along the boundary of the site with the railway line as indicated on plan number PL011 Rev. 1.

8. The application should explore all opportunities to include a proportion of bungalows within the scheme, subject to detailed discussions with the Council regarding local housing needs.

9. The applicant's specific attention is drawn to the submitted Badger Report and the recommendations contained within the report when considering the reserved matters and the specific requirements of Condition 17.

10. The applicant is strongly encouraged to negotiate with surrounding landowners with a view to establishing whether connectivity can be established from the site to Barming Station in the interests of encouraging sustainable modes of transport. Should such negotiations identify a potential solution, the

applicant should contact the Local Planning Authority to discuss avenues for implementation.

[Speaker: Mr J Chapman made a verbal statement on behalf of the Applicant]

PART 2 - PRIVATE

AP3 21/5 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.10 pm