

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 13th August, 2014

Present: Cllr Mrs F A Kemp (Chairman), Cllr Mrs E M Holland (Vice Chairman), Cllr M A C Balfour, Cllr C Brown, Cllr S R J Jessel, Cllr Mrs S Murray, 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 J A Anderson, F R D Chartres, M A Coffin, Mrs S Luck, B J Luker, T J Robins, H S Rogers, A G Sayer and Miss S O Shrubsole

PART 1 - PUBLIC

AP2 14/36 DECLARATIONS OF INTEREST

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

AP2 14/37 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 2 July be approved as a correct record and signed by the Chairman.

In addition, the Democratic Services Officer advised of a minor correction to the Minutes of 28 May 2014, where it was incorrectly recorded against application TM/13/0359/FL (1 Mill Cottage) that Mr T Bonser was a member of Plaxtol Parish Council. It was noted that he was, in fact, speaking on behalf of Platt Parish Council.

DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PARAGRAPH 3, PART 3 OF THE CONSTITUTION

AP2 14/38 DEVELOPMENT CONTROL AND SUPPLEMENTARY REPORTS

Decisions were taken on the following applications subject to the prerequisites, 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 14/39 TM/14/02117/FL - CEDAR BUNGALOW, CHURCH LANE, TROTTISCLIFFE

Demolition of Cedar Bungalow and outbuildings and erection of 2 semi-detached dwellings, landscaping and car parking at Cedar Bungalow, Church Lane, Trottiscliffe.

RESOLVED: That the application be approved 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) Additional informatives:

4. The applicant is encouraged to consider providing an additional visitor parking space within the space available in the parking/service area at the front of the site.
5. In determining the finished floor, ridge and eaves levels of the dwellings (pursuant to the requirements of condition 10), consideration should be given to the existing topography of the site and in ensuring that the development sits appropriately in the context of surrounding residential dwellings.

[Speakers: Mrs Hunt – member of the public and Mr Brandeth – agent]

AP2 14/40 TM/14/00714/FL - STONE HOUSE FARM STABLES, LONG MILL LANE, PLATT

Demolition of two existing outbuildings and conversion of existing stable block with two single storey extensions into 2 no. residential dwellings, together with associated parking and landscaping works at Stone House Farm Stables, Long Mill Lane, Platt.

RESOLVED: That the application be APPROVED 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 Condition 3:

3. No development shall take place until details of any joinery, eaves and dormer construction to be used, together with retained castellation detailing, have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

(2) Addition of Condition:

14. All delivery and construction vehicles should access, park and unload within the application site, and deliveries shall be made during the hours of Monday to Friday 0800 hours – 1800 hours; Saturday 0800 hours – 1300 hours and none on Sundays, Bank or Public Holidays.

Reason: In the interests of highway safety and residential amenity.

[Speakers: Mr T Bonser – Platt Parish Council, Mrs P Darby – member of the public and Mr K Wise – agent]

AP2 14/41 TM/14/01489/FL - LAND ADJOINING IGHTHAM FARM SHOP, SEVENOAKS ROAD, IGHTHAM

Use of land as hand car wash and associated canopy and storage container at land adjoining Ightham Farm Shop, Sevenoaks Road, Ightham.

RESOLVED: That in light of the fact that the voting was tied the application be DEFERRED for a report from Legal Services on the implications of non-determination or refusal.

[Speakers: Mr J Edwards – (Chairman) Ightham Parish Council, Ms C Monroe – agent and Mr S Wright – applicant (who shared the same speakers slot)]

AP2 14/42 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.45 pm