

# **TONBRIDGE AND MALLING BOROUGH COUNCIL**

## **AREA 2 PLANNING COMMITTEE**

### **MINUTES**

**Wednesday, 23rd February, 2022**

**Present:** Cllr H S Rogers (Chairman), Cllr P Boxall, Cllr C Brown, Cllr M A Coffin, Cllr D Harman, Cllr S A Hudson, Cllr Mrs F A Kemp, Cllr W E Palmer, Cllr T B Shaw, Cllr K B Tanner and Cllr M Taylor

(Note: As Councillors Mrs J Anderson, B Luker, P J Montague and J L Sergison were unable to attend in person and participated via MS Teams they were unable to vote on any matters).

Apologies for absence were received from Councillors R P Betts and N G Stapleton.

### **PART 1 - PUBLIC**

#### **AP2 22/6 DECLARATIONS OF INTEREST**

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

#### **AP2 22/7 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 19 January 2022 be approved as a correct record and signed by the Chairman.

#### **AP2 22/8 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 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.

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

**AP2 22/9 (A) TM/21/01995/RM AND (B) TM/21/02002/RM - KINGS HILL,  
WEST MALLING**

**Application (A)** Reserved Matters application pursuant to conditions 1, 6, 7, 8, 9, 10 and 11 of outline planning permission TM/18/03030/OAEA (Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access(**Site5.1**)).

**Application (B)** Reserved Matters application pursuant to conditions 1 (reserved matters), 6 (materials), 7 (finished floor levels), 8 (landscaping), 9 (amenity space), 10 (arboricultural report), and 11 (landscape and ecological management plan) of outline planning permission TM/18/03033/OAEA for details of the redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (**Site 5.6**).

**RESOLVED:** That

- (1) the Reserved Matters Application (A) TM/21/01995/RM be APPROVED 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:

Amended informative:

2. The developer is strongly encouraged to consider all available opportunities for incorporating renewable energy technologies, particularly solar panels, into the approved development wherever possible and for measures to support biodiversity within the construction of the buildings.

Additional Informatives:

8. The applicant is encouraged to reevaluate the parking plan to incorporate additional car parking spaces including the use of tandem parking where possible and to ensure the residents parking spaces are provided on an allocated basis.
9. The applicant is encouraged to liaise with Kent County Council and the owners/managers of the wider Kings Hill Area to create better pedestrian connectivity from the site

to the central area and local schools including the provision of a pedestrian crossing across King Hill Avenue.

- (2) the Reserve Matters Application (B) TM/21/02002/RM be APPROVED 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:

Amended informative:

- 2 The developer is strongly encouraged to consider all available opportunities for incorporating renewable energy technologies, particularly solar panels, into the approved development wherever possible and for measures to support biodiversity within the construction of the buildings.

Additional Informatives:

8. The applicant is encouraged to reevaluate the parking plan to incorporate additional car parking spaces including the use of tandem parking where possible and to ensure the residents parking spaces are provided on an allocated basis.
9. The applicant is encouraged to liaise with Kent County Council and the owners/managers of the wider Kings Hill Area to create better pedestrian connectivity from the site to the central area and local schools including the provision of a pedestrian crossing across King Hill Avenue.
10. The applicant is encouraged to install boundary treatments of at least 1.2m in height along the boundaries of neighbouring commercial premises.

[Speakers: A statement was read out on behalf of Mr H Buttle (member of the public) and a verbal statement was made by Mr M Besant (on behalf of the applicant).]

**AP2 22/10 TM/21/02301/FL - AREA 14 KINGS HILL PHASE 3, GIBSON DRIVE, KINGS HILL**

Erection of a Class E retail unit with access, car parking and associated works.

**RESOLVED:** That the application 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 amendment of conditions 2 and 16 and the addition of Informative 4 as set out below:

(1) Amended Conditions:

2. This decision refers to the red-edged site location plan, drawings numbered Block Plan 17139 101C dated 23.08.2021, Site Plan 17139 102B dated 23.08.2021, Demolition Plan 17139 109B dated 23.08.2021, Sections 17139 115A dated 23.08.2021, Boundary Treatment 17139 121F dated 23.08.2021, Landscaping 17139-VL\_L01C dated 23.08.2021, Location Plan 17139 100C dated 23.08.2021, Artist's Impression 17139 SHP KINGS HILL M\_01 CGI\_02 dated 23.08.2021, Planning Statement dated 23.08.2021, Other dated 23.08.2021, Statement Energy Rev 2 dated 23.08.2021, Other LCA (Concept Design)\_Rev 2 dated 23.08.2021, Desk Study Assessment P1 dated 23.08.2021, Desk Study Assessment P2 dated 23.08.2021, Desk Study Assessment P3 dated 23.08.2021, Design and Access Statement 17139 01 dated 23.08.2021, Waste Management Strategy 17139-WRS01 dated 23.08.2021, Flood Risk Assessment 3787 366 dated 23.08.2021, Ecological Assessment 9729 dated 23.08.2021, Other Appendix A dated 23.08.2021, Other Appendix B dated 23.08.2021, Other Appendix C dated 23.08.2021, Other Appendix D dated 23.08.2021, Other Appendix E dated 23.08.2021, Other Appendix F dated 23.08.2021, Other Appendix G dated 23.08.2021, Other Appendix H dated 23.08.2021, Transport Assessment dated 23.08.2021, Travel Plan dated 23.08.2021, Lighting External dated 23.08.2021, Report Pre Assessment dated 23.08.2021, Noise Assessment R1(FINAL)-18.8.21 dated 23.08.2021, Report SGN Manual V3 dated 23.08.2021, Statement 20210816 Community Involvement dated 23.08.2021, Tree Protection Plan 21055-4-PDF dated 23.08.2021, Arboricultural Assessment 21055-AA3-JB dated 23.08.2021, Floor Plan 17139 111B dated 21.01.2022, Proposed Roof Plan 17139 112B dated 21.01.2022, Proposed Elevations 17139 113E dated 21.01.2022, Proposed Elevations 17139 114F dated 21.01.2022, Other Note to officer dated 21.01.2022, Other Planting palette dated 21.01.2022, Other Validity of traffic survey dated 21.01.2022, Site Plan 17139 110K dated 07.02.2022, The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

16. The development shall be carried out in accordance with all of the recommendations contained within the Preliminary

Ecological Appraisal dated April 2021 reference 9729.PEA.vf and as shown on drawing 17139-110 Rev K.

Reason: To ensure that the development is carried out in accordance with the plans and documents hereby approved.

(2) Additional informative:

4. The applicant is encouraged to investigate whether a left turn in and left turn out arrangement for the proposed junction between the site's access road and Alexander Grove would help to manage vehicular access to and from the site.

[Speakers: A statement was read out on behalf of Mr D Rush (member of the public) and a verbal statement was made Mr D Pannell (on behalf of the Applicant).]

**AP2 22/11 EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED:** That as public discussion would disclose exempt information, the following matters be considered in private.

**AP2 22/12 TM/21/02301/FL - AREA 14 KINGS HILL PHASE 3, GIBSON DRIVE, KINGS HILL**

Erection of a Class E retail unit with access, car parking and associated works.

**RESOLVED:** That the report be received for information.

The meeting ended at 9.15 pm