

## TONBRIDGE AND MALLING BOROUGH COUNCIL

### AREA 2 PLANNING COMMITTEE

Wednesday, 17th September, 2014

**Present:** Cllr Mrs E M Holland (Vice-Chairman - in the Chair),  
Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr C Brown,  
Cllr F R D Chartres, Cllr M A Coffin, Cllr S R J Jessel, Cllr B J Luker,  
Cllr Mrs S Murray, Cllr H S Rogers, Cllr A G Sayer,  
Cllr Miss J L Sergison, Cllr Miss S O Shrubsole and Cllr M Taylor

Apologies for absence were received from Councillors Mrs F A Kemp (Chairman) and Mrs S Luck

### PART 1 - PUBLIC

#### **AP2 14/43 DECLARATIONS OF INTEREST**

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

#### **AP2 14/44 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 13 August 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

#### **AP2 14/45 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.

**AP2 14/46 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 the application be APPROVED, subject to the following:

(1) Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. The car wash hereby approved shall be operated incidental and ancillary to the associated farmshop/village shop, as identified on the plan attached to this decision notice, and within 1 month of the cessation of retail use of the farmshop/village shop at the application site, the car wash activity shall be discontinued and the land restored to its former condition.

Reason: To accord with the submitted case of supporting an existing business as a very special circumstance justifying inappropriate development in the Green Belt.

(2) Informative:

1. The applicant is reminded of the drainage requirements of the Environment Agency and Southern Water Services for this activity.

[Speakers: Mr J Edwards, Ightham Parish Council and Mr S Wright, applicant]

**AP2 14/47 TM/14/00182/FL - CRICKETTS FARM, BOROUGH GREEN ROAD,  
IGHTHAM**

Retention and replacement of existing buildings to create a small business centre, comprising 6 buildings (10 separate units) and a works storage facility including 1 replacement shed, new office block and open storage area. Associated works include demolition of existing cottages, removal of the existing weighbridge and rubble bund, together with landscaping works and alteration of internal site access arrangements at Cricketts Farm, Borough Green Road, Ightham.

**RESOLVED:** That the application be APPROVED, subject to:

- (1) Referral to the Secretary of State for Communities and Local Government in accordance with the Town and Country Planning (Consultation) (England) Direction 2009;
- (2) In accordance with the submitted details, amended plans list, conditions, reasons and informatives set out in the main and supplementary reports of the Director of Planning, Housing and Environmental Health; subject to
- (3) Amended Conditions:

7. The buildings outlined in orange as shown on 'Proposed Landscape Strategy' (drawing RD1504-LA-001 Revision D) shall only be used as offices and for no other purpose (including any other purpose in Class B1 of the Town and Country Planning (Use Classes Order) 1987 as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: The proposal was determined on the basis of the information provided as part of the application, having regard to the impact of the use on the openness of the Metropolitan Green Belt, the character of the area and the impact on the highway network.

8. The building shown within the land outlined in purple on 'Proposed Landscape Strategy' (drawing RD1504-LA-001 Revision D) shall only be used for the storage, repair or maintenance of machinery or plant and for no other purposes (including any other purpose in Classes B2 and B8 of the Town and Country Planning (Use Classes Order) 1987 as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: The proposal was determined on the basis of the information provided as part of the application, having regard to the impact of the use on the openness of the Metropolitan Green Belt, the character of the area and the impact on the highway network.

11. Any materials, plant or other equipment stored within the approved open storage area (as defined by condition 10) shall be ancillary to the authorised use of the commercial unit ("Shed 1") as shown outlined in purple on 'Proposed Landscape Strategy' (drawing RD1504-LA-001 Revision D). No part of the approved open storage area shall be occupied or used independently from that associated commercial building.

Reason: In order to control the development and ensure that the proposals are acceptable within the rural landscape and amenity, and to ensure that the open storage element of the proposals are undertaken on an ancillary basis and are not severed from the planning unit containing the commercial building.

[Speakers: Mr J Edwards, Ightham Parish Council and Mr D Parr, agent]

**AP2 14/48 TM/14/02084/FL - BLACKMANS, TROTTISCLIFFE ROAD, ADDINGTON**

Proposed erection of triple bayed detached garage with office above at Blackmans, Trottiscliffe Road, Addington.

**RESOLVED:** That the application be APPROVED in accordance with the submitted details, plans list, conditions, reasons and informatives set out in the main and supplementary reports of the Director of Planning, Housing and Environmental Health; subject to

(1) Delete Condition 3

(2) Additional Informative:

1. The applicant is reminded that the garage/office hereby approved shall be used for a purpose incidental to the enjoyment of the related dwelling house. Use as a separate dwelling house or a commercial business premises may constitute a change of use for which formal permission from the Local Planning Authority would need to be obtained.

[Speakers: Mrs Bailey, Addington Parish Council and Mr G Curtis, member of the public]

**AP2 14/49 TM/14/00842/FL - APPLEDENE FARM, NORMAN ROAD, WEST MALLING**

Removal of 3 no. agricultural buildings and replace with a new single storey building comprising two office units with associated parking (resubmission of TM/13/02416/FL) at Appledene Farm, Norman Road, West Malling.

**RESOLVED:** That the application be DEFERRED for a Members' Site Inspection

[Speakers: Mr V Vehbi, Miss C Stephens, Mr R Hancock, Mr M North and Mr P Gillard-Moss, members of the public]

**MATTERS FOR CONSIDERATION IN PRIVATE**

**AP2 14/50 EXCLUSION OF PRESS AND PUBLIC**

The Chairman moved, it was seconded and

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

**PART 2 - PRIVATE**

**MATTERS SUBMITTED FOR INFORMATION**

**AP2 14/51 TM/14/01489/FL - LAND ADJOINING IGHTHAM FARM SHOP,  
SEVENOAKS ROAD, IGHTHAM**

**Reason: LGA 1972 Sch 12A Paragraph 5 – Legal Advice**

The report of the Director of Central Services set out the potential risk in the event of a non-determination of the application.

The meeting ended at 9.50 pm