

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

Thursday, 9th October, 2014

Present: Cllr A K Sullivan (Chairman), Cllr R W Dalton (Vice-Chairman), Cllr J A L Balcombe, Cllr T Bishop, Cllr Mrs B A Brown, Cllr D A S Davis, Cllr P J Homewood, Cllr D Keeley, Cllr S M King, Cllr Miss A Moloney, Cllr Mrs A S Oakley, Cllr M Parry-Waller, Cllr Mrs E A Simpson, Cllr D W Smith and Cllr R Taylor

Councillor Mrs S Murray was also present pursuant to Council Procedure Rule No 15.21.

An apology for absence was received from Councillor Mrs C J Woodger

PART 1 - PUBLIC

AP3 14/36 DECLARATIONS OF INTEREST

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

AP3 14/37 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 28 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

AP3 14/38 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 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.

AP3 14/39 TM/14/01505/RM - PRESTON HALL, LONDON ROAD, AYLESFORD

Reserved Matters application being details of the layout and appearance of the development, access to and within the site and the scale of the development pursuant to outline permission TM/12/02443/OA (Outline Application: Residential development of about 208 dwellings (including about 68 affordable units) together with new roads, play areas and informal open space following demolition of existing hospital buildings. Conversion of Preston Hall for residential use) at Preston Hall, London Road, Aylesford.

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) The submission of a revised layout plan to accommodate proposed affordable housing mix.

AP3 14/40 TM/13/03692/FL - FERNS SURFACING LTD, LARKFIELD DEPOT, BELLINGHAM WAY, LARKFIELD

Erection of 32 no. dwellings (35% affordable), access road, car parking and landscaping at Bellingham Way, Aylesford, Kent (includes demolition of existing structures) at Ferns Surfacing Ltd, Larkfield Depot, Bellingham Way, Larkfield.

RESOLVED: That the application be DEFERRED for officers to enter into further negotiation with the applicants to seek additional parking provision on site.

AP3 14/41 TM/14/02658/FL - FORESTERS ARMS, 74 HIGH STREET, WOULDHAM

Change of use from public house with ancillary residential accommodation to 2 x 3 bed dwellings and 1 x 3 bed dwelling with associated demolition and extensions and internal and external alterations at Foresters Arms, 74 High Street, Wouldham.

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) The following change in description to:

Change of use from public house with ancillary residential accommodation to 3 x 3 bed dwellings with associated demolition and extensions and internal and external alterations

(2) Additional informatives:

7. The applicant should consider the provision of cycle storage within the development to reduce the need for residents to use private cars.
8. The applicant is strongly encouraged to contact the Parish Council to investigate the possibility of engaging with the project to implement the planning permission TM/12/02019/FLX for rear accessing properties in the High Street and for which the Parish Council has obtained planning permission.

PART 2 - PRIVATE

AP3 14/42 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.25 pm