

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

MINUTES

Wednesday, 10th August, 2022

Present: Cllr H S Rogers (Chair), Cllr B J Luker (Vice-Chair), Cllr R P Betts, Cllr P Boxall, Cllr M A Coffin, Cllr D Harman, Cllr Mrs F A Kemp, Cllr P J Montague, Cllr W E Palmer, Cllr J L Sergison, Cllr N G Stapleton, Cllr K B Tanner and Cllr M Taylor

Councillor D Davis participated via MS Teams and joined the discussion when invited to do so by the Chair in accordance with Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs J A Anderson and S A Hudson

PART 1 - PUBLIC

AP2 22/28 DECLARATIONS OF INTEREST

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

AP2 22/29 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 29 June 2022 be approved as a correct record and signed by the Chairman.

AP2 22/30 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. There were no supplementary reports circulated in advance or 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 22/31 TM/21/01856/FL - LAND SOUTH WEST OF CLAYGATE HOUSE,
WINFIELD LANE, BOROUGH GREEN**

Conversion of existing redundant building to a single dwelling, revision to that submitted under reference TM/21/00147/FL at Land South West of Claygate House, Winfield Lane, Borough Green.

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

11. If during construction works items or features of archaeological and historic importance are discovered, all development shall cease. It will then be necessary for the applicant, or their agents or successors in title, to secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed, and items of interest and finds are recorded. The watching brief shall be submitted to Local Planning Authority immediately on discovery of any historic item or feature for approval and works subsequently undertaken shall be in strict accordance with the approved brief.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

12. Prior to the first occupation of the dwelling hereby approved, all non-domestic paraphernalia and/or items and vehicles shall be removed from the land edged in blue as referenced in drawing number no. 2017-025v4-Location received 1 July 2021.

Reason: In the interests of the residential amenity of future occupiers of the dwelling.

13. No open storage of any kind shall be undertaken on the land edged in blue as referenced in drawing no. 2017-025v4-Location received 1 July 2021.

Reason: In the interest of the residential amenity of future occupiers of the dwelling.

[Speakers: Mr M Brewin, representing Plaxtol Parish Council, addressed the Committee in person and Mr S McKay (agent) addressed the Committee via MS Teams]

AP2 22/32 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.20 pm