

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 9th August, 2023

Present: Cllr W E Palmer (Chair), Cllr C Brown (Vice-Chair), Cllr B Banks, Cllr R P Betts, Cllr M D Boughton, Cllr P Boxall, Cllr M A Coffin, Cllr S Crisp, Cllr D Harman, Cllr J R S Lark, Cllr K B Tanner, Cllr Mrs M Tatton and Cllr M Taylor.

Apologies for absence were received from Councillors Mrs T Dean and S A Hudson.

PART 1 - PUBLIC

AP2 23/6 DECLARATIONS OF INTEREST

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

AP2 23/7 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 22 February 2023 be approved as a correct record and signed by the Chairman.

AP2 23/8 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 BY THE COMMITTEE

AP2 23/9 TM/22/00375/FL - THE OLD DAIRY, MAIDSTONE ROAD, PLATT

Demolition of existing building and erection of 6 houses, 10 parking spaces, new access drive and associated landscaping.

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 the applicant entering into a planning obligation with the Borough Council to provide financial contributions towards public open space provision (parks and gardens and outdoor sports facilities).

[Speakers: Mr J Ryan, Mr A Hewitt and Ms D Lamder (members of the public) and Mr Escott (on behalf of the Applicant)].

AP2 23/10 TM/22/00543/FL - DUX FARM BUILDINGS, DUX LANE, PLAXTOL

Demolition of existing commercial buildings and open-sided agricultural building and residential redevelopment of the site, comprising a single storey detached dwelling & 3 no. detached 2-storey dwellings with associated curtilages, parking and access.

RESOLVED: That the planning application be REFUSED for the following reasons:

1. The proposal constitutes inappropriate development, which is by definition harmful to the Green Belt. The proposal by reason of its height, layout, scale, bulk and typography would result in a greater impact on the openness of the greenbelt and an encroachment of development into the countryside contrary to the aims of the Green Belt. No very special circumstances are considered to exist that clearly outweigh the degree of harm to the green belt. The proposal would therefore be contrary to Policies CP3, CP7 and CP14 of the Tonbridge and Malling Core Strategy 2010 and paragraphs 147 to 149 and 176 of the National Planning Policy Framework 2021.
2. The proposal by reason of its height, layout, scale, bulk and typography would result in significant built form in the rural countryside therefore fails to conserve and enhance the landscape and scenic beauty of the Area of Outstanding Natural Beauty contrary to Policies CP7 and CP24 of the Tonbridge and Malling Borough Core Strategy (2007), Policy SQ1 of the Managing Development and Environment Development Plan Document (2010), paragraphs 174 and 176 of the National Planning Policy Framework (2021) and the Kent Downs AONB Management Plan 2021-2026.

[Speakers: Mr M Brewin (representing Plaxtol Parish Council), Mr H Puleston Jones, Mr T Hog and Ms J Morgan (members of the public) and Mr M Roberts (applicant)].

AP2 23/11 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS

The report setting out updates in respect of planning appeals, public inquiries and hearings held since the last meeting of the Planning Committee was received and noted.

AP2 23/12 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.30 pm