

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

MINUTES

Wednesday, 18th September, 2024

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 Mrs T Dean, Cllr D Harman, Cllr S A Hudson, Cllr J R S Lark, Cllr R V Roud, Cllr K B Tanner, Cllr Mrs M Tatton and Cllr M Taylor

In attendance: Councillor D Thornewell was also present pursuant to Council Procedure Rule No 15.21.

PART 1 - PUBLIC

AP2 24/25 DECLARATIONS OF INTEREST

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

AP2 24/26 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 7 August 2024 be approved as a correct record and signed by the Chairman.

AP2 24/27 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 24/28 TM/24/00138/PA - LAND NORTH AND EAST OF TREE HOUSE,
YOPPS GREEN, PLAXTOL, SEVENOAKS**

Installation of ground mounted solar array on adjacent field for domestic energy supply at the residential dwelling

Due regard was given to the determining issues and conditions as detailed in the report of the Director of Planning, Housing and Environmental Health, with particular reference made to a proposal from Members for a strengthened landscaping condition in respect of the planting and maintenance of native and mature hedges along the site boundaries, including an additional requirement on a minimum height of the hedges to be maintained in order to protect and enhance the appearance of the site and locality being situated within the Green Belt and the Kent Downs National Landscape.

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, subject to:

- (1) an amended Condition 3 in the report to reflect a more detailed and strengthened landscaping requirement in respect of the native species of the hedges, location to be planted and a minimum height of the hedges to be maintained at no less than 2.5m above natural ground level throughout the 10 years of maintenance; and
- (2) final wording of the amended Condition 3 and, if deemed appropriate, an additional condition in order to reflect the strengthened requirements on the landscaping, being delegated to the Director of Planning, Housing and Environmental Health to agree and to be confirmed as set out in the Decision Notice to be published by the Planning Services of the Borough Council.

[Speakers: Cllr M Crane (on behalf of Plaxtol Parish Council) and Mr J Robinson (member of the public) addressed the Committee in person.]

**AP2 24/29 TM/22/01570/OA - LAND NORTH EAST AND SOUTH OF 161
WATERINGBURY ROAD**

Outline Application: All matters reserved except for access for the erection of up to 52 residential dwellings, including affordable housing, open space and landscaping, roads, parking, drainage and earthworks. New access to be formed from Wateringbury Road

After careful consideration of the points raised by the speakers and the submitted details and conditions set out in the main and supplementary reports of the Director of Planning, Housing and Environmental Health, Members expressed significant concern in respect of the lack of assessment of potential impact of the proposed development on the surrounding listed buildings and non-designated heritage assets and the East Malling Conservation Area, with no regard having been given to the East Malling Village Conservation Area Appraisal in the report.

In order for a report from the Conservation and Case Officer to be prepared to assist Members of the Committee in making an informed decision, a deferment was therefore proposed and subsequently agreed by Members to enable the matter to be reported back for consideration at a future meeting of the Committee.

RESOLVED: That the planning application be DEFERRED to enable a Conservation and further Case Officer report to be prepared in order to assess the impact of the proposed development on the East Malling Conservation Area and surrounding listed buildings and non-designated heritage assets, with due regard to be given to the East Malling Village Conservation Area Appraisal.

[Speakers: Mr M Crowcroft, Ms F Reynolds, Mr J Colvile, Ms F Saunders, Mr J Allen, Mrs N Allen, Ms D Thomas, Mr M Page and Mr S Brett (members of the public) and Mr A Wilford (agent on behalf of the Applicant) addressed the Committee in person.]

AP2 24/30 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 24/31 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 10.42 pm