

# **TONBRIDGE AND MALLING BOROUGH COUNCIL**

## **AREA 1 PLANNING COMMITTEE**

### **MINUTES**

**Thursday, 17th October, 2024**

**Present:** Cllr D W King (Vice-Chair), Cllr L Athwal, Cllr K Barton, Cllr G C Bridge, Cllr J Clokey, Cllr A Cope, Cllr F A Hoskins, Cllr A Mehmet, Cllr R W G Oliver, Cllr B A Parry, Cllr Stacey Pilgrim, Cllr M R Rhodes and Cllr K S Tunstall

An apology for absence was received from Councillor M A J Hood (Chair).

### **PART 1 - PUBLIC**

#### **AP1 24/18 DECLARATIONS OF INTEREST**

For reasons of transparency and on the advice of the Monitoring Officer and the Deputy Monitoring Officer, Councillor A Mehmet declared an Other Significant Interest regarding application TM/23/00796/FL (The Vicarage, Church Street, Tonbridge) on the grounds of having represented the Applicant for other planning matters in the past year. He withdrew from the meeting and did not participate in the discussion or vote on this matter.

#### **AP1 24/19 MINUTES**

**RESOLVED:** That the Minutes of the ordinary and extraordinary meetings of the Area 1 Planning Committee held on 5 September 2024 and 10 October 2024 respectively be approved as a correct record and signed by the Chairman.

#### **AP1 24/20 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)**

**AP1 24/21 TM/24/01150/PA - 111 DOUGLAS ROAD, TONBRIDGE**

Erection of a two storey side extension to create a two bedroom dwelling, including reconfiguration of the roof, new dormer windows, internal reconfiguration of the existing dwelling to incorporate a loft conversion and associated access and landscaping works

Members expressed concern in respect of the proposed development being exempt from having to meet the Biodiversity Net Gain (BNG) requirement and deliver a 10% BNG on the grounds of being a Self-Build application and requested further information regarding a mechanism to ensure the usage of the development following construction would meet the definition of "Self-Build" to enable them to determine the application.

**RESOLVED:** That the planning application be DEFERRED to enable further information to be obtained in order to investigate whether a mechanism could be established to secure the initial usage of the proposed development to meet the definition of a "Self-Build" property.

[Speakers: Mr S Sharma and Mrs E Williams (members of the public) and Mr O Ricketts (agent on behalf of the Applicant) addressed the Committee in person.]

**AP1 24/22 TM/23/00796/FL - THE VICARAGE, CHURCH STREET,  
TONBRIDGE**

Erection of one dwelling with incidental ground works and access

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 condition requesting the submission and approval, prior to commencement of the development, of a report to ensure protection of and/or mitigation against any risk of incidental or accidental damage to the Scheduled Ancient Monument (the Fosse) during development construction.

**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) investigation being undertaken to enhance Conditions 4 and 5 in the report to reflect a more detailed and strengthened pre-development reporting requirement in respect of protecting the

archaeological site against any incidental or accidental damage during construction of the development; and

- (2) final wording of amended Conditions 4 and 5, if deemed appropriate, 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: Mr G Gilbert-Smith (member of the public) and Mr R Wickham (Applicant) addressed the Committee in person and Ms V Branson (member of the public) addressed the Committee via MS Teams.]

### **MATTERS FOR INFORMATION**

#### **AP1 24/23 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, and the importance of ensuring the completeness of appeal statement to include any recommended conditions was highlighted.

#### **AP1 24/24 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.25 pm