

## **TONBRIDGE AND MALLING BOROUGH COUNCIL**

### **AREA 1 PLANNING COMMITTEE**

**Thursday, 23rd October, 2014**

**Present:** Cllr R D Lancaster (Chairman), Cllr Ms V M C Branson (Vice-Chairman), Cllr Mrs J A Anderson, Cllr Ms J A Atkinson, Cllr O C Baldock, Cllr Mrs P Bates, Cllr P F Bolt, Cllr M O Davis, Cllr T Edmondston-Low, Cllr Mrs M F Heslop, Cllr N J Heslop, Cllr M R Rhodes, Cllr Miss J L Sergison and Cllr C P Smith

Councillors Mrs S Murray and H S Rogers were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors D J Cure, Ms S V Spence and D J Trice

### **PART 1 - PUBLIC**

#### **AP1 14/48 DECLARATIONS OF INTEREST**

Councillor Mrs Anderson declared an Other Significant Interest in application TM/14/02774/FL (Faulkners Farm, Ashes Lane, Hadlow) on the grounds that her employers were involved in advising parties to the development. She withdrew from the meeting after making a statement.

Councillor M Davis declared an Other Significant Interest in applications TM/14/01411/FL (Land Rear of 15 – 17 Shipbourne Road, Tonbridge) and TM/14/01407/CR4D (Land to South and East of 15 Shipbourne Road, Tonbridge) on the grounds that his firm represented an adjoining landowner and he withdrew from the meeting during consideration of these items.

Councillor C Smith declared an Other Significant Interest in applications TM/14/01411/FL (Land Rear of 15 – 17 Shipbourne Road, Tonbridge) and TM/14/01407/CR4D (Land to South and East of 15 Shipbourne Road, Tonbridge) on the grounds that he was a member of Kent County Council, the applicant, and he withdrew from the meeting during consideration of these items.

#### **AP1 14/49 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 1 Planning Committee held on 11 September 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**

**AP1 14/50 DEVELOPMENT CONTROL AND SUPPLEMENTARY REPORTS**

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.

**AP1 14/51 TM/14/02774/FL - FAULKNERS FARM, ASHES LANE, HADLOW**

Demolition of goat shed and siting of two new temporary buildings onsite, move proposed school fence south into Faulkners Farm courtyard (amended scheme to that previously approved under planning permission TM/14/01114/FL) at Faulkners Farm, Ashes Lane, Hadlow.

**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) Amendment to Condition 1 as set out below:

1. The temporary school use hereby permitted shall be discontinued, the buildings hatched on plan number DHA/10/10125/03 B attached to this decision notice removed from the site and the land restored to its former use on or before 30 September 2015 or at the opening of any permanent school at Hadlow College whichever is the earlier.

Reason: In the interests of preserving the open nature and function of the Metropolitan Green Belt.

(2) Amendment of Condition 4 as set out below:

4. Within one month of the date of this permission, the area shown on the submitted layout as staff parking spaces has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

[Speakers: Ms C Marvell, Ms S Jones – members of the public; Ms L Jackson – on behalf of Applicant]

**AP1 14/52 TM/14/01411/FL - LAND REAR OF 15 - 17 SHIPBOURNE ROAD, TONBRIDGE**

Demolition of single storey building and change of use of part of beer garden to create a new car park on land to the rear of 15 and 17 Shipbourne Road, Tonbridge.

**RESOLVED:** That the application be

DEFERRED for Officers to seek full details of the proposed acoustic fence and to enable the opportunity for the applicant to consider alternative parking layouts.

[Speakers: Ms S Patel, Mrs J Colnet – members of the public; Ms L Jackson – Agent]

**AP1 14/53 TM/14/01407/CR4D - LAND TO SOUTH AND SOUTH EAST OF 15 SHIPBOURNE ROAD, TONBRIDGE**

Proposed demolition of existing building and open-sided structure on site and replacement with 14 new residential dwellings together with access, parking, garaging, landscaping and ancillary works on land to south and south east of 15 Shipbourne Road, Tonbridge.

During consideration of this item the Committee moved into private session to receive legal advice from the Council's Solicitor.

**RESOLVED:** That the application be

DEFERRED to enable the applicants to consider amendments to the proposed layout that would allow for neighbouring land to be developed in the future and/or to explore the possibility of bringing forward a wider scheme for development with adjacent landowners.

[Speakers: Mr L Clarke - member of the public; Mr N Durman – representing Tonbridge School; Ms L Jackson – Agent]

**AP1 14/54 TM/14/02070/FL - 7 AND 8 CHURCH ROAD, HILDENBOROUGH**

Proposed one/two storey rear, two storey side and front porch extension at 7 and 8 Church Road, Hildenborough.

**RESOLVED:** That the application be

DEFERRED for a Members' site inspection.

[Speakers: Mr P Thompson – member of the public; Mr J Leeson – Agent]

**AP1 14/55 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.36 pm