

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

MINUTES

Thursday, 10th April, 2025

Present: Cllr D Thornevell (Chair), Cllr T Bishop, Cllr R I B Cannon, Cllr D A S Davis, Cllr D Keers, Cllr A McDermott and Cllr Mrs A S Oakley.

Councillor R V Roud were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors R W Dalton*, Mrs S Bell, A G Bennison, S M Hammond, P M Hickmott and C J Williams

(*Cllr Dalton submitted apologies for in-person attendance but participated via MS Teams when invited by the Chair to do so).

PART 1 - PUBLIC

AP3 25/7 DECLARATIONS OF INTEREST

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

AP3 25/8 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 13 March 2025 be approved as a correct record and signed by the Chairman.

AP3 25/9 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.

MATTERS FOR DECISION UNDER DELEGATED POWERS (IN ACCORDANCE WITH PART 3 OF THE CONSTITUTION)

AP3 25/10 TM/23/03310 & TM/23/03311 - DEVELOPMENT SITE LAND AND BUILDINGS NORTH AND WEST OF ST MARY'S CHURCH, OLD CHURCH ROAD, BURHAM, ROCHESTER

Redevelopment of former agricultural site for a mixed used commercial (Class E) development together with listed building consent.

Careful consideration was given to the points raised by a number of speakers and the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health. Whilst Members welcomed the improvements to the historic buildings, significant concern was expressed in respect of the serious impacts on the local highway network which was rural in nature and the potential level of risk to public users. However, it was noted that Kent Highway Services had not raised any objection and were satisfied that the development would not result in unacceptable impact on the highway safety and the residual cumulative impacts on the road network would not be severe.

Whilst it was acknowledged that the proposal would result in increased impact over the existing situation currently in place, it was considered that the benefits of the proposed development would outweigh the limited harms as outlined in the report of the Director of Planning, Housing and Environmental Health. Cllr Oakley proposed, seconded by Cllr Bishop that Listed Building Consent and planning permission be approved.

RESOLVED: That Listed Building Consent be APPROVED in accordance with the conditions, reasons and informatives detailed in the report of the Director of Planning, Housing and Environmental Health.

RESOLVED: That Planning permission be APPROVED in accordance with the conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health, subject to

(1) Amended Condition 9:

Prior to the commencement of the development hereby approved, arrangements for the management of any and all demolition and construction works shall be submitted to and approved by the Local Planning Authority. The management arrangements to be submitted shall include (but not necessarily be limited to) the following:

- The days of the week and hours of the day when the construction works will be limited to and measured to ensure these are adhered to;

- Procedures for managing all traffic movements associated with the construction works including (but not limited to) the delivery of building materials to the site (including the times of the day when those deliveries will be permitted to take place and how/where materials will be offloaded into the site) and for the management of all other construction related traffic and measures to ensure these are adhered to;
- Procedures for notifying neighbouring properties as to the ongoing timetabling of works, the nature of the works and likely their duration, with particular reference to any such works which may give rise to noise and disturbance and any other regular liaison or information dissemination;
- The routing of construction and delivery vehicles to and from the site
- The provision of wheel washing facilities and road sweeping (if relevant)
- The specific arrangements for the parking of contractor's vehicles within or around the site during construction and any external storage of materials or plant throughout the construction phase.
- The controls on noise and dust arising from the site with reference to current guidance.
- **The design, layout and maintenance schedule of construction traffic signage along the access roads (Burham Court Road and Old Church Road).**

The development shall be undertaken in full compliance with the approved details.

Reason: In the interests of general amenity and highway safety.

(2) Amended Condition 18:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no development or change of use (**outside of Class E (g)**) shall be carried out unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protecting the character and amenities and highway safety.

[Speakers: Mr D Young (Burham Parish Council); Mr K Wood (member of the public) and Mr N Brown (applicant)]

AP3 25/11 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS

There had been no planning appeals, public inquiries or hearings held since the last meeting of the Planning Committee and therefore no updates were required.

AP3 25/12 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.06 pm