

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

MINUTES

Thursday, 22nd May, 2025

Present: Cllr M A J Hood (Chair), 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

PART 1 - PUBLIC

AP1 25/13 DECLARATIONS OF INTEREST

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

AP1 25/14 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 27 March 2025 be approved as a correct record and signed by the Chairman.

AP1 25/15 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)

AP1 25/16 TM/25/00424/PA - 100 HIGH STREET, TONBRIDGE

Proposed roof extension to accommodate one residential unit and external alteration to ground floor window to provide access to the flats previously approved under Prior Approval 24/01856/PA and the proposed additional flat on the roof.

Due regard was given to the determining issues, conditions, reasons and informatives as detailed in the report of the Director of Planning, Housing and Environmental Health, with particular attention drawn to the significant concerns expressed by Members in respect of the materials proposed to be used for the roof extension and its suitability for the Tonbridge Conservation Area.

Councillor Mehmet proposed, seconded by Councillor Hoskins that consideration of the planning application be deferred to enable officers to engage with the Applicant to explore the possibility of amending the proposed materials to red brick, to ensure consistency with the existing building, and to incorporate white timber fenestration. It was also clarified that the scale and setback of the extension were considered acceptable. Following a formal vote, this proposal was supported with 10 Committee Members voting in favour and 4 voting against.

RESOLVED: That consideration of the planning application be DEFERRED to enable officers to engage with the Applicant to explore the possibility of amending the proposed materials to red brick, to ensure consistency with the existing building, and to incorporate white timber fenestration.

MATTERS FOR INFORMATION

AP1 25/17 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.

AP1 25/18 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.30 pm