

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

MINUTES

Thursday, 5th June, 2025

Present: Cllr D Thornewell (Chair), Cllr R W Dalton (Vice-Chair),
Cllr Mrs S Bell, Cllr A G Bennison, Cllr R I B Cannon,
Cllr D A S Davis, Cllr P M Hickmott, Cllr D Keers and
Cllr C J Williams

In attendance: Councillor Mrs T Dean was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors T Bishop, L Chapman, S M Hammond, A McDermott* and Mrs A S Oakley*

(*submitted apologies for in-person attendance and joined the meeting remotely)

PART 1 - PUBLIC

AP3 25/13 DECLARATIONS OF INTEREST

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

AP3 25/14 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 3 Planning Committee held on 10 April 2025 be approved as a correct record and signed by the Chairman.

AP3 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)**

**AP3 25/16 TM/24/00769/PA - LAND & BUILDING EAST OF ROSE COTTAGE,
440 LUNSFORD LANE, LARKFIELD, AYLESFORD**

Demolition of existing building and the erection of a new building comprising a mixed use office and workshop space (Class E(g)) and detached garage to rear.

Following a Members' Site Inspection undertaken as a result of the deferral of the application arising from the Committee meeting on 13 March 2025, careful consideration was given to the points raised by the speakers and the submitted details, conditions and informatives set out in the report of the Director of Planning, Housing and Environmental Health. Members continued to express significant concerns in respect of the potential impact of the proposed commercial development on the residential amenity of the neighbourhood area, with particular reference made to the increased level of vehicular movements and environmental disturbance.

It was proposed by Councillor D Thornewell, seconded by Councillor R Dalton, that the application be refused, which was supported by the Committee with eight Members voting in favour and one member voting against the motion.

RESOLVED: that planning permission be REFUSED for the following reason:

The vehicular movements, alongside the commercial activities associated with the development proposal, would result in a material change in the noise climate and level of disturbance, which would be unduly detrimental to the residential amenity of the occupiers of the neighbouring houses. To permit the development in its current form would be contrary to Policy CP24 of the Tonbridge and Malling Borough Core Strategy (2007) and Chapter 12 of the National Planning Policy Framework (2024).

[Speakers: Ms M Conyers, Mrs D Hart (on behalf of Mr D Carslaw), Ms L Wheeldon (on behalf of Mrs D Eden-Green), Ms L Wheeldon (on behalf of Mr J Eden-Green), Mr C Twyman, Mrs D Hart (on behalf of Mr J Humphries), Mr C Green, Mr C Twyman (on behalf of Ms T Allingham), Mr C Twyman (on behalf of Mr G Hart), Ms F Ray and Mrs D Hart (members of the public) and Mr P Hadley (Agent on behalf of the Applicant) addressed the Committee in person.]

MATTERS FOR INFORMATION**AP3 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.

AP3 25/18 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.45 pm
with a break between 8.27 pm and 8.37 pm