

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

MINUTES

Thursday, 16th October, 2025

Present: Cllr M A J Hood (Chair), Cllr D W King (Vice-Chair), 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 S Pilgrim, Cllr M R Rhodes and Cllr K S Tunstall

An apology for absence was received from Councillor L Athwal.

PART 1 - PUBLIC

AP1 25/31 DECLARATIONS OF INTEREST

Councillor Adem Mehmet declared a Disclosable Pecuniary Interest in respect of application TM/25/00713/PA – Land North of Fir Tree Farm, Riding Lane, Hildenborough (Agenda Item 7) as he was the planning agent for this application. In accordance with Clause E8.6 of Protocol E Planning Code of Good Practice, Part 5 of the Constitution, he withdrew from the meeting during consideration of the item and took no part in the discussion and voting.

For reasons of transparency, Councillor Kath Barton advised that she was a neighbour of the applicant for application TM/25/00713/PA – Land North of Fir Tree Farm, Riding Lane, Hildenborough (Agenda Item 7). This did not represent either a Disclosable Pecuniary or Other Significant Interest, however, Councillor Barton decided to withdraw from the meeting during consideration of the item and took no part in the discussion and voting.

AP1 25/32 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 4 September 2025 be approved as a correct record and signed by the Chairman.

AP1 25/33 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 25/34 TM/24/02011/PA - 2-12 AVEBURY AVENUE, TONBRIDGE

Alteration, extension and change of use of the existing building to a mixed use to comprise 34 no. apartments, with associated parking and refurbishment of existing gym (Revision of TM/19/00287/FL).

After careful consideration of the points raised by the speaker and the submitted details and conditions set out in the main and supplementary reports of the Director of Planning, Housing and Environmental Health, whilst concerns were expressed in respect of the scale, height and massing of the proposed development and the impact on the townscape and visual amenity of the area, the lack of affordable housing and other infrastructure and service provision arising directly from the development, and the substandard parking provision in conflict with the adopted Kent County Council parking standards, Members acknowledged that the benefits of the proposed development would significantly and demonstrably outweigh the identified harm arising from its failure to fully satisfy policy requirements relating to affordable housing, open space, and other contributions.

It was proposed by Councillor King, seconded by Councillor Hoskins, and the Committee

RESOLVED: That planning permission be GRANTED in accordance with the submitted details, conditions and reasons and informatives, including a section 106 agreement, as set out in both the main and the supplementary reports of the Director of Planning, Housing and Environmental Health.

[Speaker: Ms A Knight (on behalf of the Applicant) addressed the Committee in person.]

AP1 25/35 TM/25/00713/PA - LAND NORTH OF FIR TREE FARM, RIDING LANE, HILDENBOROUGH

Demolition of existing stables and erection of a detached dwelling (Self-build/custom build).

Due regard was given to the determining issues detailed in the report of the Director of Planning, Housing and Environmental Health, with particular reference made to whether the proposed site should be classified as being within the Green Belt or previously developed land.

However, on balance, it was considered that no unacceptable impact arising from the proposal had been identified that would significantly and demonstrably outweigh the potential benefits of the scheme.

It was proposed by Councillor Rhodes, seconded by Councillor King, and the Committee

RESOLVED: That planning permission be GRANTED in accordance with the submitted details, conditions and reasons and informatives, including a section 106 agreement, as set out in the report of the Director of Planning, Housing and Environmental Health.

[Speaker: Mrs A Pink (Applicant) addressed the Committee in person.]

MATTERS FOR INFORMATION

AP1 25/36 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS

It was noted that there had been no planning appeals, public inquiries or hearings since the last meeting of the Planning Committee.

AP1 25/37 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.36 pm
with an adjournment between 8.27 pm and 8.46 pm