

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

MINUTES

Wednesday, 14th January, 2026

Present: Cllr C Brown (Vice-Chair, in the Chair), Cllr B Banks, Cllr R P Betts, Cllr M D Boughton, Cllr J R S Lark, Cllr R V Roud, Cllr K B Tanner, Cllr Mrs M Tatton and Cllr M Taylor.

Apologies for absence were received from Councillors W E Palmer, P Boxall, M A Coffin*, S Crisp* and S A Hudson.

(*apologies for in-person attendance, participated via MS Teams)

PART 1 - PUBLIC

AP2 26/1 DECLARATIONS OF INTEREST

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

AP2 26/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 3 December 2025 be approved as a correct record and signed by the Chairman.

AP2 26/3 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)

AP2 26/4 TM/25/01509/PA - ALLENS OAST, 4B OLD ROAD, EAST PECKHAM, TONBRIDGE

Retrospective permission for the unauthorised erection of a summerhouse outbuilding.

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. The views of public speakers were also taken into account.

Careful consideration was given to the impact of the proposal on the adjacent Grade II listed building, wider heritage impacts and landscaping. Whilst Members were satisfied that appropriate measures were in place to prevent use as self-contained accommodation, concern was expressed that the addition of the flat roofed projection had an impact to the significance of the adjacent designated heritage asset.

Councillor Boughton proposed, seconded by Councillor Betts and supported by the majority of the Committee that:

(1) Retrospective permission be REFUSED for the following reason:

- (i) That the unauthorised erection of a summerhouse outbuilding with flat roofed projection further towards the Grade 2 Listed building at Strettitt Place was contrary to Policies CP24 (design), S66 of the Planning (Listed Building and Conservations Areas) Act 1990 and 213A of the NPPF and created additional harm to the setting of the historic asset.

In accordance with Committee Procedure Rule 15.24, Part 4 Rules of the Constitution the application was

DEFERRED: For a report from Legal Services on the risks arising from a decision contrary to the recommendations of the Director of Planning, Housing and Environmental Health which it is considered cannot be substantiated.

[Speakers: Mr D Evans and Mr J Brodie, Members of the Public; and Mr J Puxty, agent]

AP2 26/5 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS

The report providing an update in respect of planning appeals, public inquiries and hearings held since the last meeting of the Planning Committee was received and noted.

AP2 26/6 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.45 pm