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Reference:
Date: 16 June 2021

Dear All

PLANNING COMMITTEE - WEDNESDAY 23 JUNE 2021

I am now able to enclose, for consideration at the next meeting of Planning Committee on Wednesday 23 June 2021, the following items that were unavailable when the agenda was published.

Agenda No Item

- (A) Application for Consideration - 21/00848/FULL Breakstones, Speldhurst Road, Langton Green, Tunbridge Wells, Kent, TN3 0JL (Pages 3 - 6)
- (B) Application for Consideration - 21/00797/FULL Maidstone & Tunbridge Wells NHS Trust, The Tunbridge Wells Hospital, Tonbridge Road, Pembury, Tunbridge Wells, Kent, TN2 4QJ (Pages 7 - 10)

- 11 **Minutes of the meeting dated 12 May 2021** (Pages 11 - 20)

- 12 **Minutes of the meeting dated 2 June 2021** (Pages 21 - 24)

Kind regards,

Melanie Goddard
Democratic Services Officer

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Planning Committee
23 June 2021

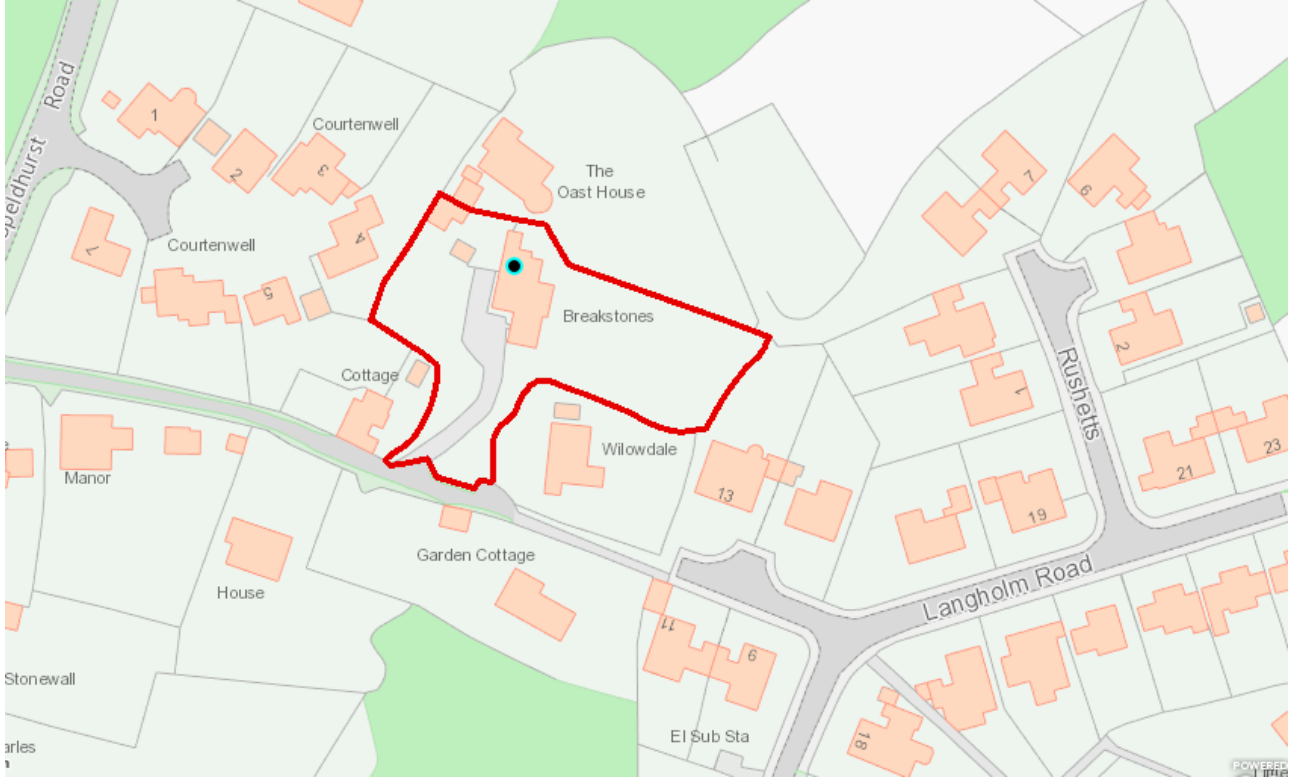
APPLICATION PROPOSAL	Ref No 21/00848/FULL
Removal of existing 1.8m (6ft) high closeboarded fence, and erection of new 2.4m (8ft) closeboarded fence on North boundary of property	
ADDRESS: Breakstones, Speldhurst Road, Langton Green, Tunbridge Wells, Kent, TN3 0JL	

Condition Summary

- (1) Implementation Condition
- (2) Approved Plans
- (3) External Materials

Planning Committee
23 June 2021

Site Location Plan – TN3 0JL



Planning Committee
23 June 2021

Block Plan



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APPLICATION PROPOSAL**Ref No** 21/00797/FULL

Construction of a new 145-bedroom purpose-built student accommodation, academic learning hub and ancillary plant and services along with associated landscaping, access, parking, cycle/bin storage and other works.

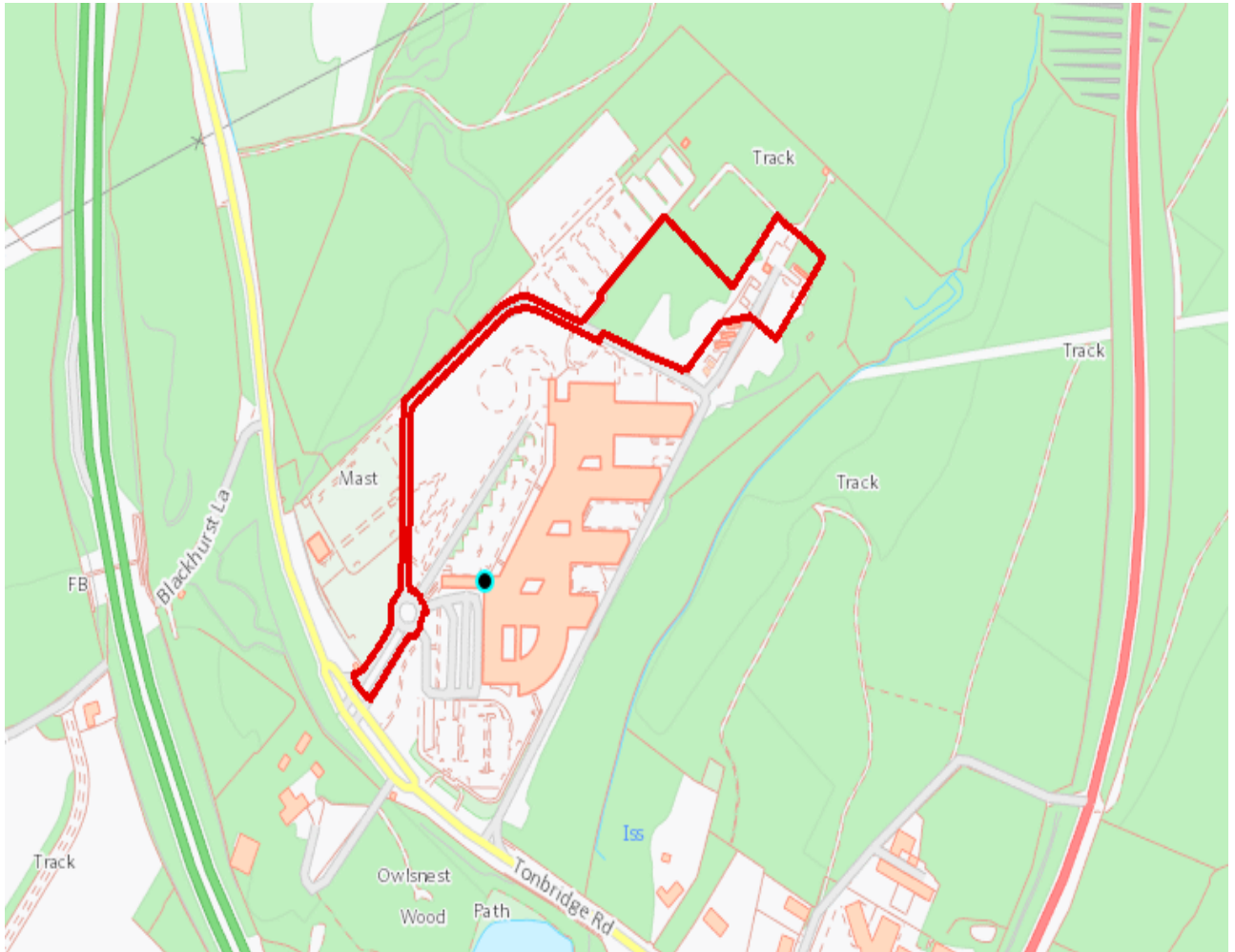
ADDRESS: Maidstone & Tunbridge Wells NHS Trust, The Tunbridge Wells Hospital, Tonbridge Road, Pembury, Tunbridge Wells, Kent, TN2 4QJ

Condition Summary

- (1) Implementation Condition
- (2) Approved Plans
- (3) Contamination
- (4) Contamination
- (5) Foul Sewerage Disposal
- (6) Surface Water Drainage
- (7) Verification Report
- (8) Archaeology
- (9) External Materials
- (10) Noise
- (11) External Lighting
- (12) Arboricultural Method Statement
- (13) Scheme to provide or link into an existing, safe, secure and lit non-motorised user access from the existing bus stops to the development
- (14) Cycle Storage
- (15) Travel Plan
- (16) Parking Strategy
- (17) Landscaping
- (18) Protected Species
- (19) Ecological Enhancement Plan
- (20) Landscape and Ecological Management Plan
- (21) Fixed Telecommunication Infrastructure and High-Speed Fibre Optic
- (22) Renewable Energy Technologies

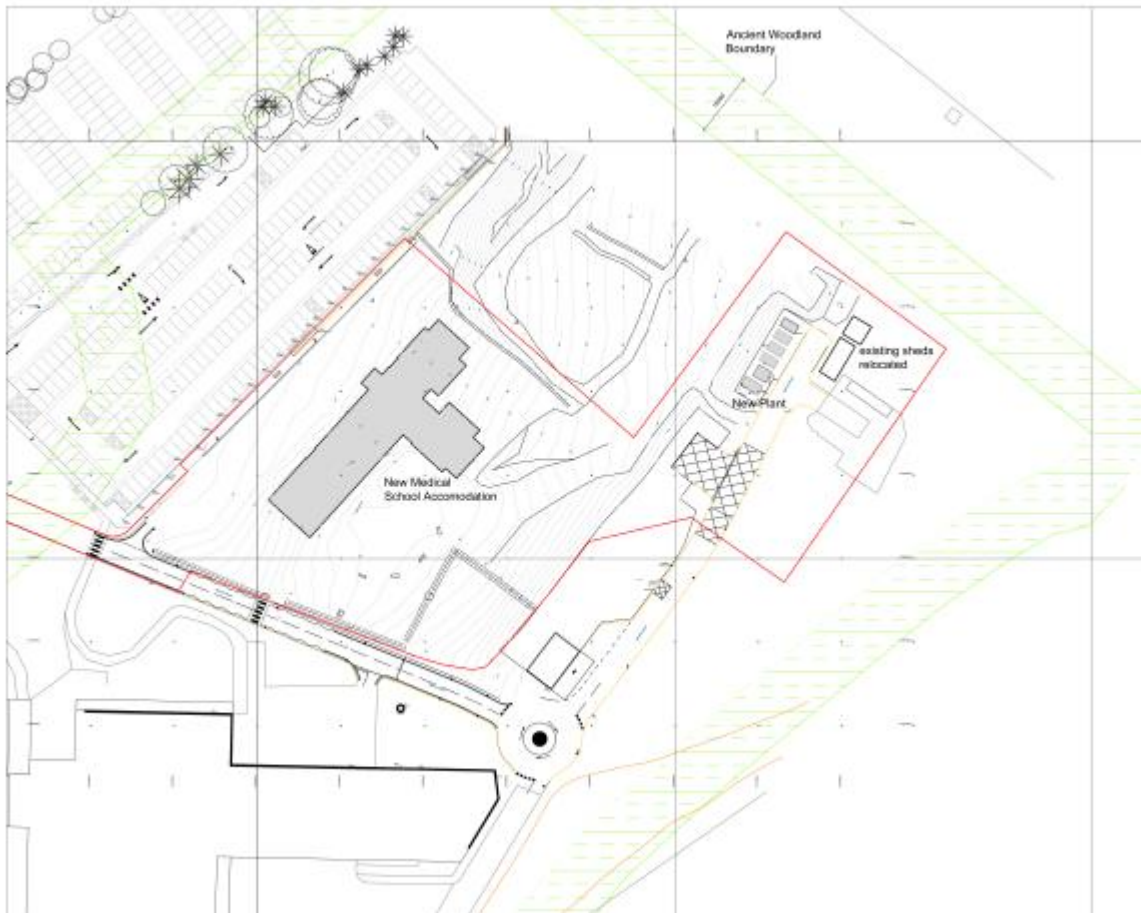
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Site Location Plan - TN2 4QJ



Planning Committee
23 June 2021

Block Plan



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PLANNING COMMITTEE

Wednesday, 12 May 2021

Present:

Councillors Bland (Vice-Chairman), Atwood, Backhouse, Funnell, Dr Hall, Hamilton, Poile, Pound and Warne

Officers in Attendance: Stephen Baughen (Head of Planning Services), Peter Hockney (Development Manager), Jo Smith (Senior Lawyer), Richard Hazelgrove (Principal Planning Officer), Kevin Hope (Principal Planning Officer), David Scully (Landscape and Biodiversity Officer) and Caroline Britt (Democratic Services Officer)

Other Members in Attendance

CHAIRMAN'S INTRODUCTION

PLA163/20 The Chairman opened the meeting, introduced Committee members and officers in attendance, and outlined procedural matters of the meeting.

APOLOGIES

PLA164/20 There were no apologies for absence.

DECLARATIONS OF INTEREST

PLA165/20 No declarations of interest were made.

DECLARATIONS OF LOBBYING (IN ACCORDANCE WITH THE PROTOCOL FOR MEMBERS TAKING PART IN THE PLANNING PROCESS, PART 5, SECTION 5.11, PARAGRAPH 6.6)

PLA166/20 Cllrs Atwood, Backhouse, Funnell, Hall, Hamilton, Poile, Pound, Warne and Bland advised that they had been lobbied by objectors on application 20/02788/FULL, Land East of Highgate Hill, South of Copthall Avenue, Hawkhurst, Kent.

Cllrs Atwood, Funnell, Hall, Hamilton, Poile, Pound, Warne and Bland advised that they had been lobbied by supporters on application 20/02788/FULL, Land East of Highgate Hill, South of Copthall Avenue, Hawkhurst, Kent.

Cllr Warne advised that she had been lobbied by supporters on application 21/00602/FULL, Land adjacent to Frisco Cottage, Hawkhurst Road, Cranbrook, Kent.

NOTIFICATION OF PERSONS WISHING TO SPEAK

PLA167/20 Details of Members and members of the public who have registered to speak will be given under the respective planning applications.

SITE INSPECTIONS

PLA168/20 Due to the current restrictions Members had not undertaken any site visits.

TO APPROVE THE MINUTES OF THE MEETING DATED 24 MARCH 2021

PLA169/20 Members reviewed the minutes. No amendments were proposed.

RESOLVED – The minutes of the meeting dated 24 March 2021 be recorded as a correct record.

TO APPROVE THE MINUTES OF THE MEETING DATED 14 APRIL 2021

PLA170/20 Members reviewed the minutes. No amendments were proposed.

RESOLVED – The minutes of the meeting dated 14 April 2021 be recorded as a correct record.

REPORTS OF HEAD OF PLANNING SERVICES (ATTACHED)

PLA171/20

APPLICATION FOR CONSIDERATION - 20/02788/FULL - LAND EAST OF HIGHGATE HILL, SOUTH OF COPTHALL AVENUE, HAWKHURST, KENT

PLA172/20 **Planning Report and Presentation** – The Head of Planning Services submitted a report in respect of application 20/02788/FULL – Land East of Highgate Hill, South of Copthall Avenue, Hawkhurst, Kent and this was summarised at the meeting by Kevin Hope, Principal Planning Officer and illustrated by means of a visual presentation.

Updates and additional representation –

- An additional representation had been received from Hawkhurst Parish Council regarding the impact of the proposal and included loss of some street trees on Highgate Hill to facilitate layby parking. This had been considered along with the other matters and determined that it would not warrant harm that would hold significant weight to the balance of the issues.
- Condition 4 – A slight change to works to the highway to create the access the development and associated works to Highgate Hill.
- Condition 12 – Change to the details of EV charging of 7.4kw for each dwelling with on-plot parking with rapid charge (22kw) charging points elsewhere within the development.
- Condition 17 – to add to point g) to include retaining features and to add a new point for details of adult gym equipment within the site.
- A new Condition to secure an Archaeological investigation.
- A new Condition to secure a Travel Plan.
- Correspondence had been received from The Ministry of Housing, Communities and Local Government (MHCLG) Casework Unit stating that the Secretary of State had received a request to call the application in. This was not a call-in at this stage and did not affect Members consideration or resolution of the application. The Casework Unit had been informed that the application was being considered and if approved, the final decision would be subject to agreement from MHCLG.

Registered Speakers – There were 9 speakers that registered in accordance with the Council's Constitution (Planning Committee Procedure Rules).

Public Objectors:

- Mr John Hunt – Member of the Public
- Mr Peter Hay – Member of the Public
- Mr Keith Lagden – Member of the Public
- Mr Paul Whittle – Member of the Public
- Ms Claire Escombe – Representing Hawkhurst Parish Council
- Cllr Patrick Thomson
- Cllr Sean Holden
- Cllr Beverley Palmer

Public Supporters:

- Ms Rachel Allwood – Agent, representing Dandara.

Matters of Clarification by Officers and Committee Members' Questions to Officers – Members raised a number of questions and officers confirmed the following:

- Paragraph 10.92 onwards dealt with Highways matters.
- It was acknowledged that there was a congestion n issue with the crossroads in Hawkhurst. As part of the assessment of the report, the material considerations of the scheme were considered, both the adverse effects and the benefits. These were then weighed up before a recommendation was finalised.
- For 71 dwellings it was demonstrated that this would generate 33 additional a.m. trips and 32 p.m. trips. This was not considered to be a significant increase in terms of congestion at the crossroads.
- The statement received from Kent CC had not said the highway impact was severe.
- With reference to the Inspector's decision for the Ockley Road scheme, again it did not state that it was severe.
- Paragraph 109 of the NPPF was very clear, in that only those proposals with a severe highway impact should be refused.
- As part of the consideration process for determining whether an impact was severe, similar, relevant cases both inside and outside of the borough were looked at. An appeal case for a Maidstone Borough Council scheme found that the interpretation of severe constituted a very high bar/threshold. As such TWBC did not consider that the congestion met the 'severe' test as defined by paragraph 109 of the NPPF.
- The scheme offered a number of benefits including the supply of housing, supply of a sustainable development and the delivery of biodiversity net gains.
- With regards to drainage issues. There were 2 foul drainage sewers across the site that with proposed alterations would serve the development. Southern Water had confirmed that they could accommodate the sewage requirements for the site. The requirements would also be covered by Condition.
- The surface water drainage scheme had also been accommodated throughout the site by a number of measures including drains, ponds and permeable paving. These measures would ensure the surface water would exit the development at a green field site run off rate. Kent CC Flood and Water Management had been consulted and had determined that this was acceptable.
- Officers confirmed that it believed all the wildlife concerns had been properly addressed. The area of open space and woodland would be controlled by a Landscape and Ecological Management Plan which

- had been secured through Condition 29. In addition there was a landscape condition that would ensure the site would not look like a country park but would retain its identity as an open landscape.
- The Landscape and Ecological Management Plan also included clauses that would allow for review and/or modifications of the Plan should this be necessary.
 - The AONB Unit had commented on this application and the previous application and had stated that it was the responsibility of the local planning authority to decide whether the application met with the legislative and policy requirements in respect of AONB's. It was important to note that on the previous application, notwithstanding their concerns and objections, the AONB Unit noted a number of positive aspects about the design which included, the layout and typologies of the units, the house types, reinstatement of historic route ways, the use of naturalistic water management, retention of woodland and meadows and the use of local materials. Although not specified on the latest application, the benefits were still there and in some cases had been improved.
 - Officers reconfirmed that Southern Water had commented that they could accommodate the requirements for the development site.
 - Officers reconfirmed the issue of the potential call-in by the Secretary of State. Communication had been received a request for call-in had been received. Officers had communicated the current status of the application. After the meeting, Officers would then contact the Secretary of State with details of the decision. It would then be for the Secretary of State to determine whether it wanted to call-in the application. The request from the Secretary of State would have no bearing on the discussions/decisions of the meeting.
 - Officers reconfirmed the change regarding EV charging (Condition 12). Each dwelling with on plot parking would have a 7.4kw charging facility. In general, charging undertaken at the property would normally be done overnight and 7.4kw would be more than adequate for this purpose. Fast charging was not deemed necessary (unless exceptionally requested). Fast charging facilities would be installed by the visitor spaces where short stays would be more common.
 - The archaeological investigation Condition would be a report that would identify potentials for some features to be present.
 - The Travel Plan Condition would set out several additional measures that would be secured as part of the recommendations e.g. Condition 5 – cycle infrastructure, a formal crossing on Rye Road, encouraging the use of electric bikes (and more sustainable travel) and more cycle parking available in Hawkhurst.
 - Section 3 of the report summarised the range of housing within the development. The development was geared towards family housing, but with smaller houses also available.
 - There were 28 (40%) affordable houses in the scheme.
 - In terms of dwellings overall, the total amount was considered appropriate within the developable part of the site. The site also retained a large area of open space. There would be approximately 11 dwellings per hectare across the site as a whole, which was deemed an appropriate level of density.
 - Because the Hawkhurst Neighbourhood Plan formed part of the Development Plan for the borough (which included the Core Strategy and the Local Plan 2006), the content was taken into consideration as part of the decision making process.
 - Paragraph 10.122 of the Report dealt with Air Quality. TWBC's

Environmental Team had raised no objections, but had asked for a Condition (Condition 27) regarding the offsetting of Air Quality emissions. This would be an assessment undertaken that would quantify what the emissions would be and then setting appropriate mitigation measures to offset those emissions. In addition the Condition related to EV charging would help reduce the impact on Air Quality. The measures included to promote modal shift would also help contribute to a reduction in emissions.

- Condition 8 related to the Schedule of Tree works which required that all tree works be submitted and approved by TWBC. Condition 10 related to a schedule of arboreal supervision and monitoring.
- A specific Condition could be added to ensure that hedgerows would not be cut during the bird nesting season unless approved by an Ecologist.
- The scheme included 28 units of affordable housing but the tenure mix had not yet been agreed. To include 10 units for social rent could not be done by Condition, but could be done via a legal agreement. Members could stipulate the inclusion of social rent units as part of any resolution.
- The scheme included 1 wheelchair accessible unit. There was currently no policy that required the developer to add to this number. There was provision in the site for other homes to be adapted if required. It could be included, as part of a Condition, a requirement that other homes were ready to be adapted.
- The emergency services had commented on the site and no objections had been raised. The emergency access lane was looked at during discussions on the previous application and it was deemed suitable by Kent CC Highways for this purpose. In addition, a Road Safety Audit (Stage 1) was undertaken which also did not highlight the lane as unsuitable as an emergency access point. There was a specific Condition (Condition 6) included in the scheme that dealt with the final detail of the emergency access lane.
- There was no requirement to include Lifetime Homes (included in the Hawkhurst Neighbourhood Plan). But this could be added within Condition 17 as a design detail to allow dwellings to be adapted.
- The inclusion of double yellow lines (on the emergency access lane) was not part of the requirements of the Road Safety Audit.

Committee Debate and Officer Responses – Members of the Committee took account of the presentations made and raised a number of questions and issues within their discussions. These included:

- A proposal was made to modify the Conditions to state that 10 of the 28 affordable housing units be stipulated for social rent, subject to the 106 legal agreement. On this basis, the scheme should be put forward for approval.
- Officers confirmed that Section 11 (Page 139 of the Report) allowed Members to include an amendment to the recommendations.
- Officers confirmed that there were a number of other amendments to be included in a resolution to approve the application (including bird nesting).
- Officers confirmed that Condition 15 included details of drainage maintenance.
- A proposal was also received to refuse the application on the following grounds:
 - o Kent CC officers had previously declared that they could not

- recommend any more housing in Hawkhurst due the congestion issues at the crossroads.
- The sewage system was at over capacity.
 - It was also suggested that a refusal from Kent CC meant that a scheme could not be approved.
 - The modal shift should not be accepted as it wouldn't work.
 - The road leading to the crossroads was a designated European lorry route – with a 1,000 HGV's using the route during a 12 hour period.
 - There was a breach of paragraph 109 of the NPPF (Highways safety).
 - Damage and harm to the AONB.
 - Not having a 5 year housing land supply did not trump the issues related to the AONB.
 - The report made very little acknowledgement to the Hawkhurst Neighbourhood Plan.
- Officers reiterated that the Neighbourhood Plan formed part of the Development Plan. The report made clear the relevant policies from the Neighbourhood Plan were included in the assessment of the application.
 - As TWBC did not have a 5 year housing land supply, the housing provision policies in the Neighbourhood Plan were considered out of date.
 - Windfall sites had already been included the housing figures.
 - The key test in the NPPF was if the site was deliverable within 5 years from 1 April 2021, and this site was. To find another site for 71 houses would not be achievable within this timeframe.
 - Past Inspector reports included one at Fowlers Park in Hawkhurst. It went to appeal, and the Inspector defended the Committee's decision to refuse for the sole reason of the damage it would do the AONB. The Inspector had made it very clear that the potential damage to the AONB trumped the housing shortfall.

Decision/voting – On the basis that members were satisfied that all relevant planning considerations had been covered within the report, a motion was proposed by Councillor Pound, seconded by Councillor Backhouse and a vote was taken to approve the application in line with the officer recommendation. The motion was not carried.

A motion was proposed by Councillor Dr Hall, seconded by Councillor Warne to refuse the application against the officers recommendations. The motion was carried.

RESOLVED – That application 20/02788/FULL be refused for the following reasons:

- Adverse impact on the AONB
- Adverse impact on the Highways

APPLICATION FOR CONSIDERATION - 21/00602/FULL - LAND ADJACENT TO FRISCO COTTAGE, HAWKHURST ROAD, CRANBROOK, KENT

PLA173/20 **Planning Report and Presentation** – The Head of Planning Services submitted a report in respect of application 21/00602/FULL, Land Adjacent to Frisco Cottage, Hawkhurst road, Cranbrook, Kent and this was summarised at the meeting by Richard Hazelgrove, Principal Planning Officer and

illustrated by means of a visual presentation.

Updates and additional representation – One further consultee reply had been received from the Kent CC's Public Rights of Way Officer who raised no objections to the development. They commented that the track was already used to access a number of properties. It was important to note that the County Council was not responsible for maintaining Bishops Lane to a standard suitable for vehicular access. In addition, any damage as a result of private vehicular access (which included access for waste collection, postal or any other type of delivery) would be for either the landowner or frontagers to repair.

Registered Speakers – There were 2 speakers that registered in accordance with the Council's Constitution (Planning Committee Procedure Rules)

Supporters:

- Mr David Bedford – Agent.
- Ms Trisha Preston – Member of the Public.

Matters of Clarification by Officers and Committee Members' Questions to Officers – Members raised a number of questions and officers confirmed the following:

- Any person using the path at the south east corner would step straight into the private road.
- Responsibility for the path would be the person responsible for the communal areas that fell outside the residential curtilage.
- There was little in the way of Conditions in terms of materials and ecology attached to the application, but this was because the application was recommended for refusal. If the Committee decided to grant permission, then these issues would be addressed.

Committee Debate and Officer Responses – Members of the Committee took account of the presentations made and raised a number of questions and issues within their discussions. These included:

- A proposal was received to accept the officers recommendation to refuse the application.
- A proposal was received to refuse the officers recommendation and approve the application.
- It was suggested there was a misreading of the SPD on farmsteads. The two houses were described as being like farm buildings due to being completely black weatherboarded. Barns were black weatherboarded, but farm houses never were. It was therefore pastiche - taking from another type of building, pretending it was like a barn, when it was not a barn it was a house.
- The site was on an elevated position which made for greater visibility.
- In addition, it was not in a sustainable area. Residents would not walk or cycle into Cranbrook.
- It would be inconsistent to refuse this application when a similar application, approved less than a month ago was approved. There were similar issues raised related to sustainability, the AONB and harm to nearby listed buildings.
- It was a small development of 2 buildings that were appropriate to the area and as sustainable as others that have recently approved. The only significant difference was the buildings were yet in existence, but

given the small nature of the development this should not be a reason to refuse.

- It should also be noted that there were a number of other dwellings in the immediate area.
- Officers commented that the main difference between this application and the one recently considered at an earlier meeting was that the previous application related to the conversion of an existing building and as such very different policies applied. In addition, the adopted Local Plan, Policy H13 and the NPPF encouraged the reuse of rural buildings.
- The application being considered was not for the reuse of an existing building but to build new dwellings on an existing green field site.
- The heritage impact on nearby listed buildings (as detailed on page 74) was also a consideration.
- Officers also made reference to the Hartley Gate Farmhouse site where an application for 27 houses was refused. The appeal was dismissed with the Inspector stating the site was not an isolated rural location, but neither was it particularly accessible other than by car – The site was deemed to be in a moderately sustainable location.
- There was no pavement and therefore no way for pedestrians to avoid the traffic.
- Although a small development, it would still contribute 2 houses towards the 5 year housing supply. It would also supply 2 starter units that were most needed in the Parish.

Decision/voting – On the basis that members were satisfied that all relevant planning considerations had been covered within the report, a motion was proposed by Councillor Backhouse, seconded by Councillor Dr Hall and a vote was taken to refuse the application in line with the officer recommendation.

RESOLVED – That application 21/00602/FULL be refused in line with the recommendations of the officer.

APPLICATION FOR CONSIDERATION - 20/02338/OUT - LAND REAR OF 1-4 BARNETTS WAY, SOUTHBOROUGH, KENT

PLA174/20 **Planning Report and Presentation** – The Head of Planning Services submitted a report in respect of application 20/02338/OUT, Land Rear of 1-4 Barnetts Way, Southborough, Kent and this was summarised at the meeting by Richard Hazelgrove, Principal Planning Officer and illustrated by means of a visual presentation.

Updates and additional representation – None.

Registered Speakers – There were no speakers that registered in accordance with the Council's Constitution (Planning Committee Procedure Rules)

Matters of Clarification by Officers and Committee Members' Questions to Officers – Members raised a number of questions and officers confirmed the following:

- The current Condition relating to biodiversity was quite broad and would be able to capture most issues, including hedgerows and nesting. But it could be amended to specifically mention nesting birds.

- The Environmental Protection Team had been consulted on the application including the proximity of the industrial estate and there had been no objection on noise grounds.
- If the applicant wanted to undertake work on land that wasn't theirs, they would have to seek the permission of the landowner.
- Was it correct to assume that where the right of way crossed over the drive, as TWBC were the landowners, would they be responsible for safety at the crossing. Would they also be required to provide a dropped kerb?
- Officers stated that the right of way had been in existence for many years, it was not a new access that would introduce vehicle movements. If the applicant wanted access to the land owned by TWBC they would have to apply for consent to TWBC as landowner.
- It was understood that a covenant restricted the ability to build houses on the land. Paragraph 10.04 of the Report made clear that if the applicant did not have the right under Civil Law to build on the land it would need to be resolved separately.
- An informative could be included that if permission was granted the applicant would then speak to TWBC as the landowner in respect of appropriate signage. Any works to the Public Right of Way would also need express consent of the Highways Authority.
- Priority on the access road was not a planning consideration but would need to be considered by TWBC as landowners and Kent CC Highways Authority.
- To note Kent CC did not consider this to be an existing access. TWBC considered that it was an existing access and an existing use for the site.
- Condition 4A required full details of final surfacing of the access route from the public highway. The Condition could be slightly reworded to make explicit reference to the demarcation of the public right of way and the access route e.g. use of different surfacing materials.
- Members had sufficient information to decide it was an existing access or a new access.
- Officers did not know who was the beneficiary of the Covenant as it was not material to the application.
- The use of alternative surfacing material was welcomed.
- Liability should an accident occur on the access road was difficult to assess and not a planning matter. TWBC were of the opinion that it was an existing access route and accidents were subject to consideration as to where the fault lay. Signage could assist in making users better aware of the access route.
- The Kent CC Rights of Way officer had not made any comments in relation to safety issues. It would however be prudent to engage with Kent CC when the matter arose and discuss any additional safety measures that may be appropriate.
- There was little difference in this access than there would be if pedestrians crossed other forms of access e.g. driveways.
- Officers reconfirmed that this was an outline application with all matters reserved.

Decision/voting – On the basis that members were satisfied that all relevant planning considerations had been covered within the report, a motion was proposed by Councillor Warne, seconded by Councillor Pound and a vote was taken to approve the application in line with the officer recommendation.

RESOLVED – That application 20/02338/OUT be granted subject to the plans, conditions and informatives as set out in the agenda report and to also include a specific reference to bird nesting and the use of alternative/contrasting surfacing materials at the access point.

APPEAL DECISIONS FOR NOTING 07/04/2021 TO 30/04/2021

PLA175/20 **RESOLVED** – That the list of appeal decisions provided for information, be noted.

URGENT BUSINESS

PLA176/20 There was no urgent business for consideration.

DATE OF NEXT MEETING

PLA177/20 The next Planning Committee meeting was scheduled for Wednesday 2 June 2021.

NOTE: The meeting concluded at 2.35 pm.

PLANNING COMMITTEE

Wednesday, 2 June 2021

Present:

Councillors Bland (Vice-Chairman), Atwood, Backhouse, Funnell, Dr Hall, Hamilton, Poile and Pound

Officers in Attendance: Peter Hockney (Development Manager), Richard Hazelgrove (Principal Planning Officer), Tracey Wagstaff (Senior Lawyer) and Caroline Britt (Democratic Services Officer)

Other Members in Attendance: Councillors McDermott, Fitzsimmons and Pope

CHAIRMAN'S INTRODUCTION

PLA1/21 The Chairman opened the meeting, introduced Committee members and officers in attendance, and outlined procedural matters of the meeting.

APOLOGIES

PLA2/21 Apologies were received from Councillor Warne.

DECLARATIONS OF INTEREST

PLA3/21 No declarations of interest were made.

DECLARATIONS OF LOBBYING (IN ACCORDANCE WITH THE PROTOCOL FOR MEMBERS TAKING PART IN THE PLANNING PROCESS, PART 5, SECTION 5.11, PARAGRAPH 6.6)

PLA4/21 No declarations of lobbying were made.

NOTIFICATION OF PERSONS WISHING TO SPEAK

PLA5/21 Details of Members and members of the public who had registered to speak were given under the respective planning applications.

SITE INSPECTIONS

PLA6/21 Due to the current restrictions Members had not undertaken any site visits.

REPORTS OF HEAD OF PLANNING SERVICES (ATTACHED)

PLA7/21

APPLICATION FOR CONSIDERATION - 21/00757/REM LAND NORTH OF CULVERDEN DOWN, TUNBRIDGE WELLS, KENT

PLA8/21 **Planning Report and Presentation** – The Head of Planning Services submitted a report in respect of application 21/00757/REM, Land North of Culverden Down, Tunbridge Wells, Kent and this was summarised at the meeting by Richard Hazelgrove, Principal Planning Officer and illustrated by means of a visual presentation.

Updates and additional representation – A block plan was submitted last week that clarified the finished floor level of the dwelling.

Registered Speakers – There were no speakers that registered in accordance with the Council's Constitution (Planning Committee Procedure Rules)

Matters of Clarification by Officers and Committee Members' Questions to Officers – Members raised a number of questions and officers confirmed the following:

- An earlier application for 8 dwellings was refused in 2017 because it strayed into an area of ancient woodland and its buffer zone. Planning permission for 8 dwellings was subsequently granted in June 2019 and amended in January 2021.
- The application being considered was for reserved matters (scale, appearance and landscaping) for one of the dwellings (plot 2).
- Individual plot owners would come forward in due course with reserve matter applications (reserve matters for plot 3 had already been granted) for the other plots.
- The purpose of rural fringe land was to set aside land for future development.
- 2 Tree Preservation Orders (TPO's) were in place to protect the woodland.
- Issues related to biodiversity and bird nesting were addressed at the outline planning stages of the application. It was not a matter for consideration when dealing with the individual plots.

Committee Debate and Officer Responses – Members of the Committee took account of the presentations made and raised a number of questions and issues within their discussions. These included:

- Concern was raised regarding the use of the land for large properties. It was suggested that planning permission for properties of this size were not normally granted.
- It was further suggested that properties of this size did not address the issue small 2 bedroom starter homes that were required in the area.
- There was a question as to the design of the property which did not seem to look particularly rural.
- The principle of developing 8 houses on this site had already been agreed by this Committee. One of the reasons for agreement, was the self-build nature of the development. Following agreement, individual plot owners would submit details related to the scale, appearance and landscaping under reserve matters. This application was before the Committee because the adjacent plot (plot 1) was owned by a relative of an officer of the Council.
- Members were reminded that they were not voting on the principle of the development, only the particular layout of plot 2.

Decision/voting – On the basis that members were satisfied that all relevant planning considerations had been covered within the report, a motion was proposed by Councillor Pound, seconded by Councillor Hamilton and a vote was taken to approve the application in line with the officer recommendation.

RESOLVED – That application 21/00757/REM be granted subject to the plans, conditions and informatives as set out in the agenda report.

APPLICATION FOR CONSIDERATION - 20/03024/FULL FIRST FLOOR FLAT, GOUDHURST HOUSE, GOUDHURST, KENT

PLA9/21 **Planning Report and Presentation** – The Head of Planning Services submitted a report in respect of application 20/03024/FULL, First Floor Flat, Goudhurst House, Goudhurst, Kent and this was summarised at the meeting by Richard Hazelgrove, Principal Planning Officer and illustrated by means of a visual presentation.

Updates and additional representation – None.

Registered Speakers – There were no speakers that registered in accordance with the Council's Constitution (Planning Committee Procedure Rules)

Matters of Clarification by Officers and Committee Members' Questions to Officers – Members raised a number of questions and officers confirmed the following:

- When dealing with a listed building, current legislation required that special regard should be taken of the special character of the listed building and to conserve and/or enhance the conservation area.
- The existing structure under consideration did deviate from what would be expected and was not particularly attractive but it was lawful.
- In order to meet the statutory test, the proposal would have to be no more harmful than what was there already, which had been confirmed by the Principal Conservation Officer.

Committee Debate and Officer Responses– Members of the Committee took account of the presentations made and raised a number of questions and issues within their discussions. These included:

- The terms anomalous and appropriate had been used frequently but no reference to these terms could be found in the papers. In any case, they were not planning considerations but subjective statements.
- In terms of planning, the Principal Conservation Officer (as detailed in the Listed Building Application) stated the proposal was unlikely to cause any harm to the physical fabric of the host building. The modern addition to the building was therefore wholly acceptable.

Decision/voting – On the basis that members were satisfied that all relevant planning considerations had been covered within the report, a motion was proposed by Councillor Backhouse, seconded by Councillor Atwood and a vote was taken to approve the application in line with the officer recommendation.

RESOLVED – That application 20/03024/FULL be granted subject to the plans, conditions and informatives as set out in the agenda report.

APPLICATION FOR CONSIDERATION - 20/03025/LBC FLIRST FLOOR FLAT, GOUDHURST HOUSE, HIGH STREET, GOUDHURST, KENT

PLA10/21 **Planning Report and Presentation** – The Head of Planning Services submitted a report in respect of application 20/03025/LBC, First Floor Flat, Goudhurst House, Goudhurst Kent and this was summarised at the meeting by Richard Hazelgrove, Principal Planning Officer and illustrated by means of a visual presentation.

Updates and additional representation – None.

Registered Speakers – There were no speakers that registered in accordance with the Council's Constitution (Planning Committee Procedure Rules)

Decision/voting – On the basis that members were satisfied that all relevant planning considerations had been covered within the report, a motion was proposed by Councillor Hamilton, seconded by Councillor Poile and a vote was taken to approve the application in line with the officer recommendation.

RESOLVED – That application 20/03025/LBC be granted subject to the plans, conditions and informatives as set out in the agenda report.

APPEAL DECISIONS FOR NOTING - 1/05/2021-21/05/2021

PLA11/21 **RESOLVED** – That the list of appeal decisions provided for information, be noted.

URGENT BUSINESS

PLA12/21 There was no urgent business for consideration.

DATE OF NEXT MEETING

PLA13/21 The next Planning Committee meeting was scheduled for Wednesday 23 June 2021.

NOTE: The meeting concluded at 11.15 am.