

## **PLANNING COMMITTEE**

**Wednesday, 20 November 2019**

**Present: Councillor Noakes (Chairman)  
Councillors Bland (Vice-Chairman), Atwood, Backhouse, Mrs Cobbold, Podbury,  
Poile, Pound, Mrs Thomas and Warne**

**Officers in Attendance:** Cheryl Clark (Democratic Services Officer), Peter Hockney (Development Manager), Tracey Wagstaff (Senior Lawyer), James Moysey (Senior Planning Officer) and Emer Moran (Democratic Services Officer)

**Other Members in Attendance:** Councillors McDermott and Hayward

### **CHAIRMAN'S INTRODUCTION**

PLA84/19 The Chairman opened the meeting, introduced Committee members and officers in attendance, and outlined procedural matters of the meeting.

### **APOLOGIES**

PLA85/19 Apologies for absence were recorded from Councillor Mrs Cobbold.

### **DECLARATIONS OF INTEREST**

PLA86/19 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)**

PLA87/19 No declarations of lobbying were made.

### **SITE INSPECTIONS**

PLA88/19 Members of the Committee had the opportunity to visit the site of application 19/02067/FULL

### **TO APPROVE THE MINUTES OF THE MEETING DATED 11 SEPTEMBER 2019 (ATTACHED)**

PLA89/19 **RESOLVED** – That the minutes of the meeting dated 11 September 2019 be approved.

### **MINUTES OF THE MEETING DATED 9 OCTOBER 2019 (ATTACHED)**

PLA90/19 **RESOLVED** – That the minutes of the meeting dated 9 October 2019 be approved.

### **REPORTS OF HEAD OF PLANNING SERVICES (ATTACHED)**

PLA91/19 The Chairman confirmed that the order business for this would be as set out in the agenda.

**APPLICATION FOR CONSIDERATION - 19/02067/FULL - 83 WOODHILL PARK,  
PEMBURY, TUNBRIDGE WELLS, KENT TN2 4NP**

PLA92/19 **Planning Report and Presentation** - The Head of Planning Services submitted a report in respect of application 19/02067/FULL and this was summarised at the meeting by James Moysey, Senior Planning Officer, and illustrated by means of a visual presentation.

**Updates and Additional Representations** - Since publication of the agenda report, the presenting officer updated as follows:

- i. In the summary table on page 22 of the agenda the change between the existing and proposed for the max depth is shown to be +0.1m whereas the change is actually +3.7m.
- ii. Paragraph 10.24 in the final sentence the word not is meant to appear so that the sentence reads ... it is therefore considered that the air source heat pump in its now proposed location would not have a detrimental impact upon the amenity of this property.

**Registered Speakers** - There were 4 speakers who had registered and who spoke in accordance with the Council's Constitution (Planning Committee procedure rules):

Public objectors

- Mr D Hemsley, a neighbour
- Mr G Pavlou, a neighbour

Public supporters

- Mr D Kenward, on behalf of the applicants

Borough or ward members (not Committee members)

- Councillor Hayward, Ward member for Pembury also objected

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

- i. The location of the objectors residential properties to the proposed new build.
- ii. Consideration of the two main concerns raised regarding loss of light and privacy to neighbouring properties.
- iii. The definition of habitable rooms "in planning terms" and their location at the rear of the proposed development which would improve the privacy of the neighbouring properties.
- iv. Notwithstanding the increased size the proposed new property would be set down and further back within the site.
- v. Mitigation in respect of storage of materials and hours of work in relation to the use of the shared access.
- vi. That the anticipated disturbance from the air source heat pump was not expected to be excessive.

**Decision/voting** - On the basis that members were satisfied that all relevant planning considerations had been covered within the report and the debate, 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 with additional informative as discussed.

**RESOLVED** - That application 19/02067/FULL be approved subject to the plans, conditions and informatives as set out in the agenda report and additional and or revised informatives as set out below:

All Plant and machinery used for demolition and construction should only be operated within the application site between the hours of 08:00 and 19:00 hours on Mondays to Fridays and between 09:00 hours and 1300 hours on Saturdays and at no time on Sunday and Bank Holidays. Vehicles in connection with the demolition and construction of the development should only arrive, depart, be loaded or unloaded within the general site between the same hours and adequate and suitable provision in the form of water sprays should be used to reduce dust from the site. The shared driveway and road shall remain open at all times and the development should not obstruct other vehicles/users and shall not be used to store materials or machinery in association with the works. Any damage to the shared driveway should be repaired as a matter of urgency and the applicant is requested to liaise with immediate neighbours before starting the works.

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**APPLICATION FOR CONSIDERATION - 19/02596/FULL - ROYAL VICTORIA HOUSE, 51 - 55 THE PANTILES, ROYAL TUNBRIDGE WELLS, KENT TN2 5TE**

PLA93/19 **Planning Report and Presentation** - The Head of Planning Services submitted a report in respect of application 19/02596/FULL and this was summarised at the meeting by James Moysey, Senior Planning Officer, and illustrated by means of a visual presentation.

**Updates and Additional Representations** – None.

**Registered Speakers** - There was 1 speaker who had registered and who spoke in accordance with the Council's Constitution (Planning Committee procedure rules):

Public objectors

- Miss Christine Fisher

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

- i. Whether changing the use class of the property would open it up for purpose other than what was requested on the agenda.
- ii. Given that the property is listed that it would require planning consent to be developed into residential and would not be applicable under permitted development
- iii. That the outcome of the decision regarding the proposal would be the same regardless of the lease holder.
- iv. Whether the Council was moving towards having a broader more flexible view on the class usage on properties in the Borough.

**Decision/voting** - On the basis that members were satisfied that all relevant planning considerations had been covered within the report and the debate, a motion was proposed by Councillor Mrs Thomas, seconded by Councillor

Bland and a vote was taken to approve the application in line with the officer recommendation.

**RESOLVED** - That application 19/02596/FULL be approved as set out in the agenda report.

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**APPLICATION FOR CONSIDERATION - 19/02642/LDCEX - MANOR COURT FARM, ASHURST ROAD, ASHURST, TUNBRIDGE WELLS, KENT TN3 9TB**

PLA94/19 **Planning Report and Presentation** - The Head of Planning Services submitted a report in respect of application 19/02642/LDCEX and this was summarised at the meeting by James Moysey, Senior Planning Officer, and illustrated by means of a visual presentation.

**Updates and Additional Representations** - None

**Registered Speakers** - There were no speakers.

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

- vii. Whether the evidence gathered by Planning including sworn affidavits and aerial photography of the site was sufficient enough to satisfy Committee members that the land had been used as stated in the agenda. James Moysey confirmed that the sworn declarations carried enough weight to ensure this was the case.
- viii. Given the length of time that the land was being utilised for residential caravan units why an application had not already been submitted.
- ix. Whether the certificate for existing use applies to the 3 caravans currently situated on the land for residential purpose and whether other development could be permitted on the site.

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

**RESOLVED** - That application 19/02642/LDCEX be approved as set out in the agenda report.

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**APPEAL DECISIONS FOR NOTING - 04/10/2019 TO 08/11/2019**

PLA95/19 The list of appeal decisions provided for information was duly noted.

**DATE OF NEXT MEETING**

PLA96/19 **RESOLVED** – That the next Planning Committee meeting take place on Wednesday 11 December 2019, at 5pm.

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**URGENT BUSINESS**

PLA97/19    **RESOLVED** – That there was no urgent business for consideration.

NOTE: The meeting concluded at 6.07 pm.