

PLANNING COMMITTEE

Wednesday, 14 August 2019

Present: Councillors Bland (Vice-Chairman in the Chair), Backhouse, Mrs Cobbold, Podbury, Poile, Pound, Mrs Thomas and Warne

Officers in Attendance: Stephen Baughen (Head of Planning Services), Cheryl Clark (Democratic Services Officer), Richard Hazelgrove (Principal Planning Officer) James Moysey (Senior Planning Officer) and Jo Smith (Lawyer)

Other Members in Attendance: Councillor McDermott

CHAIRMAN'S INTRODUCTION

PLA41/19 Councillor Bland (Vice-Chairman), took the Chair in the absence of Councillor Noakes. He opened the meeting, introduced Committee members and officers in attendance, and outlined procedural matters of the meeting.

APOLOGIES

PLA42/19 Apologies for absence were recorded from Councillors Atwood, Bailey and Noakes (Chairman).

DECLARATIONS OF INTEREST

PLA43/19 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)

PLA44/19 No declarations of lobbying were made.

SITE INSPECTIONS

PLA45/19 It was confirmed that members of the Committee had the opportunity to visit the sites of applications 19/01521/FULL and 19/01586/OUT earlier that day.

TO APPROVE THE MINUTES OF THE MEETING DATED - 24 JULY 2019

PLA46/19 **RESOLVED** – That the minutes of the meeting dated 24 July 2019 be approved as a correct record.

REPORTS OF HEAD OF PLANNING SERVICES

PLA47/19 The Chairman confirmed the order of business as Item B, followed by Item A and Item C.

APPLICATION FOR CONSIDERATION - 19/01586/OUT - LAND WEST OF SYCHEM PLACE, FIVE OAK GREEN, TONBRIDGE, KENT

PLA48/19 **Planning Report and Presentation** - The Head of Planning Services submitted a report in respect of application 19/01521/FULL and this was summarised at the meeting by Mr Hazelgrove, Principal Planning Officer, and illustrated by means of a visual presentation.

Updates and Additional Representations - Since publication of the agenda report, the presenting officer updated on the Planning Policy Guidance (PPG) on affordable housing and developer contribution. Taking account of current legal and government advice and the Council's own existing policy (CP6) he confirmed that neither affordable housing nor developer contributions were being sought.

Registered Speakers - There were 3 speakers who had registered and who spoke in accordance with the Council's Constitution (Planning Committee procedure rules):

Public objector

- Mr K Rennie, a local resident and lessee of an area of agricultural land.

Public supporter

- Mr K Eddy from Onarchitecture on behalf of the applicant

Parish/Town Council representative

- Cllr H Patterson, Chairman of Capel Parish Council

Committee Member Debate: Members of the Committee took account of the presentations made and raised a number of questions and issues within their discussions including those relating to rural exception sites, levels of traffic, Green Belt, previously developed land and the location, number and size of the dwellings proposed. Officers clarified that it was for the Committee to consider the application before them and not potential alternative uses of the site and that National Planning Policy Framework (NPPF) allowed for development on previously developed land within the Green Belt.

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 Backhouse, seconded by Councillor Mrs Thomas and a vote was taken to approve the application in line with the officer.

RESOLVED - That application 19/01586 be approved subject to the plans, conditions and informatives as set out in the agenda report.

APPLICATION FOR CONSIDERATION - 19/01521/FULL - CHAPEL FARM, CHAPEL LANE, SISSINGHURST, CRANBROOK, KENT TN17 2JN

PLA49/19

Planning Report and Presentation - The Head of Planning Services submitted a report in respect of application 19/01521/FULL and this was summarised at the meeting by Mr Moysey, Senior Planning Officer, and illustrated by means of a visual presentation.

Updates and Additional Representations – None.

Registered Speakers - There was one speaker who had registered and who spoke in accordance with the Council's Constitution (Planning Committee

procedure rules):

Public supporter

- Mr H Wagstaff from Parker Dann Consultants, on behalf of the applicant.

Committee Member Debate: Members of the Committee took account of the presentations made and raised a number of questions and issues within their discussions including sustainability, the re-use of previously developed land, clearance of an untidy site and the number of dwellings proposed on the site compared with the extant permission. Officers clarified that the NPPF allowed for conversion of existing agricultural buildings rather than construction of new dwellings in the countryside.

Decision/voting - Councillor Backhouse proposed approval of the application, contrary to the officer recommendation, on the basis that it would result in a tidier site and the Parish Council supported the development. This was seconded by Councillor Mrs Thomas but the motion was not carried. Members of the Committee, including the Chairman reiterated earlier officer explanations that the site clearance was already an enforcement matter. It was also noted that whilst the Parish Council supported development in principle, they were looking for a larger number of smaller dwellings. Consequently, a motion was proposed by Councillor Warne, seconded by Councillor Poile and a vote was taken to refuse the application in line with the officer recommendation.

RESOLVED - That application 19/01521/FULL be refused for the reasons as set out in the agenda report.

It was also recorded that Councillor Pound had abstained from both the discussion and voting on the application because during the debate he had realised that the agent for the application was known to him as the subject of a personal and formal complaint.

APPLICATION FOR CONSIDERATION - 19/01632/FULL - 74 HILBERT ROAD, ROYAL TUNBRIDGE WELLS, KENT TN2 3SF

PLA50/19 **Planning Report and Presentation -** The Head of Planning Services submitted a report in respect of application 19/01632/FULL and this was summarised at the meeting by Miss McGuckin, Planning Officer, and illustrated by means of a visual presentation.

Updates and Additional Representations – None.

Registered Speakers – None.

Committee Member Debate: Members had no issues to raise.

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 Pound and a

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

RESOLVED - That application 19/01632/FULL be approved subject to the plans, conditions and informatives as set out in the agenda report.

APPEAL DECISIONS FOR NOTING - 06/07/2019-30/07/2019

PLA51/19 The list of appeal decisions provided for information was duly noted.

DATE OF NEXT MEETING

PLA52/19 **RESOLVED** – That the next Planning Committee meeting take place on Wednesday 11 September 2019, at 5pm.

URGENT BUSINESS

PLA53/19 **RESOLVED** – That there was no urgent business for consideration.

NOTES:

1. An audio recording of this meeting is available on the page for this Planning Committee on the Tunbridge Wells Borough Council website.
2. The meeting concluded at 6:45pm.