

PLANNING MEETING HILDENBOROUGH PARISH COUNCIL 8 NOVEMBER 2021

PRESENT: MC, KD, TF, GP, IS

APOLOGIES: ST

DECLARATION OF INTEREST: There were none.

APPLICATION NO.	ADDRESS	PROPOSED APPLICATION	COUNCIL COMMENTS	OFFICER
TM/21/02489/FL	6 Stocks Green Rd	removal of conservatory and construction of single storey extension	We leave to the discretion of the Planning Officer	AL 8/11
TM/21/02548/FL	15 Oaklands Way	single storey rear extension including partial rebuild of existing rear extension	We leave to the discretion of the Planning Officer	AL 8/11
TM/21/02544/FL	Gracelands Nizels Lane	change of use of corner of the paddock into residential garden	While this is a small parcel of land it is nevertheless within the Metropolitan Green belt and will result in some loss of agricultural land	FA 8/11
TM/21/02576/FL	Oakley Farm Eggpie Lane	Demolition of existing domestic outbuildings and the construction of two dwellings with ancillary areas and parking provision	We object to this planning application on the following grounds: Firstly we refer directly to Policy CP3 in the Tonbridge and Malling Borough council core strategy with regards to application of the Green Belt. This confirms the presence of the proposed development in the Metropolitan Green Belt and in an existing agricultural setting. We feel that the proposed development doesn't meet the exceptions listed within the National Planning Policy Framework paragraph 145 sections a to g, the exceptions in paragraph 146 sections a-f. We also feel that the proposed development does not meet the restrictions listed in Tonbridge and Malling Borough Councils' core strategy Policy CP14 sections a to i. We therefore conclude that the development is harmful to the green belt as it directly affects its openness and therefore should be considered as inappropriate development and should be refused by the planning officer. We also draw the attention of the planning officer to the recent decision made by both TMBC and the planning inspectorate with regards to the application 19/02802/FL, Oakdene Egg Pie Lane. We feel this decision sets a precedent on decisions along this rural lane. We feel that this development does not meet any exceptional circumstances to deny this precedent. We also note that the proposal does not include any electric vehicle charging points which is contrary to Tonbridge and Malling Borough Council's climate change strategy which states "New dwellings will be required to make provision or an electric vehicle charging point with each property."	AM 8/11

TM/21/02577/FL	Monks Cott Riding Lane	Demolition of existing dwelling and garages and replacement with a new dwelling and garaging	We believe some care should be take to mitigate a potential damage to bat habitat. We also feel that there should be no excessive increase in the footprint of the proposed dwelling.	RJ 8/11
TM/21/02615/FL	21 Hilden Avenue	Proposed single storey side and rear extension, single storey link to garage, conversion of double garage to habitable rooms, alterations to front porch, fenestration and replace roof tiles with slates	We leave to the discretion of the Planning Officer	AL 8/11
TM/21/02662/TPOC	Longholt Vines Lane	fell and treat stump to T5 and T7 oak trees	We leave to the discretion of the Tree Preservation officer	EJ 8/11
TM/21/02670/LDP	3 Ashley Road	LDP: demolition of existing garage and erection of rear extension and ancillary domestic outbuildings	We question the location of the garden bulding and its proximity to the neighbouring garden	MB 8/11
TM/21/02790/TNCA	Cedar House 162B Tonbridge Road	Works to dismantle and fell to ground level, T1 Cedar of Lebanon and T2 Sycamore. To be replaced with more suitable species	We cannot see any justification for the felling of such a beautiful Cedar of Lebanon	EJ 8/11

1. Enforcement appeal: The Parish Council support the Enforcement Officer's findings.
2. Review of Infrastructure Plan. IS to update for Parish Council Meeting on 10 November.