

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 20TH DECEMBER 2016, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Selkirk (Chairman)
Cllr. Richard Byatt
Cllr. Ben Merchant
Cllr. Yvonne Smyth

Also present: Mr Mike North (co-opted member)

Minute		Action by	Action taken	Response
16/ 730	<u>APOLOGIES FOR ABSENCE</u> were received from Cllr. Dean, Cllr. Harriott and Cllr. Bullard			
16/ 731	<u>DECLARATIONS OF INTEREST</u> – none other than those routinely declared.			
16/ 732	<u>MINUTES</u> of the meeting held on 15 th November 2016 were approved and signed.			
16/ 733	<u>TMBC LOCAL PLAN</u> <ul style="list-style-type: none"> WMPC 's response to the Local Plan consultation was submitted on 25th November 2016. Tonbridge & Malling Borough Council are publishing all responses on their website. A further consultation is scheduled to take place in the Spring, after which the plan will go to Inspection. There was a general discussion about the process of reviewing planning policies, these policies underpin the Local Plan. Cllr Selkirk is to draft a letter to TMBC asking that there be a separate review of policies, ensuring that they are not just dealt with under the Local Plan and that TMBC also identify & name each policy. 	RS		
16/ 734	<u>NEIGHBOURHOOD PLAN</u> <ul style="list-style-type: none"> WMPC are hoping to organise a Neighbourhood Plan meeting in January / February to give residents the opportunity to look at community feedback and suggestions. In view of the anticipated planning application for a retirement village on the London Road, the meeting may also incorporate information about the proposed development. Discussion on Neighbourhood Planning Bill – the Bill contains provisions intended to strengthen neighbourhood planning. It ensures that Borough Planners take account of Neighbourhood Plans and improve community involvement in the early stages of plan-making by a local planning authority. There is the possibility of a government grant which if awarded would need to be spent within 6 months. Discussion as to Neighbourhood Plan way forward and timetable. 			
16/ 734.1	<u>PLANNING APPLICATION APPROVALS</u>			
734.1	TM/16/03105/TNCA – Farriers Cottage, 12 King Street, West Malling ME19 6QT. Red Oak – to be felled due to becoming too large for the space. Granted.			

	[West Malling Planning Committee had had no objections]			
734.2	TM/16/02915/LRD - Footbridge at West Malling Railway Station Approach, Condition 3. Granted. <i>[West Malling Planning Committee had had no objections]</i>			
734.3	TM/16/02838/FL – 2 Ewell Avenue, West Malling, ME19 6NW Two storey extension (Resubmission of TM/15/03283/FL) side and rear first floor extensions. Granted with conditions <i>[West Malling Planning Committee had had no objections]</i>			
734.4	TM/16/02910/FL – Park Cottage, 2 Windmill Lane East. West Malling Extension and alterations of two-bed bungalow to form three-bed chalet bungalow dwelling. Granted with conditions <i>[In principle the Planning Committee had no objections but did ask that the new property have some form of natural screening due to it being visible from Manor Park]</i>			
734.5	TM/16/03106/LB – 40 High Street, West Malling Application for various minor internal alterations to enable the use of the former restaurant building by an employment and staffing agency. Granted <i>[Representations had been made to T&MBC about the use of a Lawful Development Certificate for the change of use of this property.]</i>			
734.6	TM/16/01774/FL – The Old School, 5 High Street, West Malling ME19 6QH – Erection of a small building for the purpose of creating a small office/gym. Granted with conditions <i>[Councillors were of the opinion that any approval ought to be conditioned so as to preclude use for domestic occupation. Apart from this members had no objections]</i>			
	<u>PLANNING APPEALS</u> There were no planning appeals for consideration.			
16/ 735	<u>PLANNING ENFORCEMENT</u>			
	Current investigations:			
735.1	Appledene – Currently with planning enforcement at T&MBC.			
735.2	Condition of Arundel House, High Street – since the scaffolding has been erected and work started to rectify the roof, the pigeon problem has eased.			
735.3	Hicks Estate Agents - Conservation Architect has visited the property and has determined that the shop is suffering from a lack of maintenance which could lead to serious damage to the property if not rectified. There is damage to the bottom left of the flank wall which is behind a rainwater downpipe and it is suspected that leakage from the pipe has caused the damage. The Officer will initially pursue an informal approach with the landlords asking for assurance that the property will be put back into good order. Clerk to contact TMBC to ascertain progress	Clerk		
735.4	Martins newsagents, High Street - Conservation Architect has visited the property and has determined that the shop is suffering from a lack of maintenance at first and second floor levels and that consequently there is a need for total redecoration and possibly some joinery work. The Officer will initially pursue an informal approach with the landlords asking for assurance that the property will be put back into good order. Clerk to contact TMBC to ascertain progress	Clerk		
735.5	House next to Village Hall – Clerk to contact TMBC to discuss the extent of building work undertaken under the Development Certificate	Clerk		
	b) Potential New Investigations:			

	There were no potential new investigations			
16/	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
736.1	a) The scheduled Area 2 site visit to The Old Stable Building, Parsonage Court took place on 14 th December 2016 and the application was refused 9:2			
736.2	b) Next meeting date – 25 th January 2017			
736.3	c) West Malling Parish Council, as a statutory consultee, has the right to attend planning application site visits. TMBC are currently attempting to stop all Parish Councils from attending such visits, West Malling Parish Council along with other Parish Councils oppose this move.			
16/	<u>PLANNING APPLICATIONS – NEW BUILDING</u>			
737.1	TM/16/03332/LB - 26 King Street, West Malling ME19 6QT. Construction of new single storey and first floor side extension over driveway. The Planning Committee commented as follows: <i>West Malling Parish Council objects to this planning application. This listed building is located within the West Malling Conservation Area adjacent to a number of other listed buildings in one of the most historic parts of our village. It is felt that the overall size and design of the proposed extensions is out of keeping with the architectural style of a building of this age. Although designed to match aesthetically, it contains design elements which are out of character and will fundamentally detract from the building and the surrounding historic environment.</i>	R/S Clerk	✓	
737.2	TM/16/03375/FL – 101 & 103 St Leonards Street, West Malling ME19 6PE. – erection of two storey side/rear extension. The Planning Committee commented as follows: <i>West Malling Parish Council objects to this planning application. This application is for 2 separate properties in a row of listed cottages located within the West Malling Conservation Area adjacent to the historic St Leonard's Tower alongside Manor Country Park. It is felt that the overall size and design of the proposed extensions is out of keeping with the architectural style of the row of cottage buildings of this age. Although designed to match aesthetically, it contains design elements out of character and will fundamentally detract from the row of cottages and the surrounding historic environment. We would ask that you ensure that Historic England is asked to comment on this planning application.</i>	R/S Clerk	✓	
737.3	TM/16/03152/FL The Hungry Guest, 65 High Street, West Malling.ME19 6NA – installation of one supply Air Handling unit on rear side elevation, relocation of one condensing unit and installation of one condensing unit on rear elevation (retrospective) The Planning Committee commented as follows: <i>The Hungry Guest has been a welcome addition to the West Malling High Street and has become very popular with both local residents and visitors. West Malling Parish Council is very supportive of the need to ensure that we maintain the historic nature of the listed buildings within the West Malling Conservation Area. The Hungry Guest did an exceptional job of converting the existing building, however we recognise there has been an ongoing issue relating to some of the mechanical plant. Historic England are the recognised professional expert on listed building and on the basis of their report we wish to object to this planning application. This is not the first attempt to resolve the ongoing issue and we would like Historic England, TMBC (as the planning authority) to meet to work together on devising an appropriate scheme</i>	R/S Clerk	✓	

	<p><i>to allow this matter to be resolved.</i></p> <p><i>We are willing to be involved and support this process.</i></p> <p><i>Although the current scheme is not acceptable, getting the right people around a meeting table on site would help identify one that is acceptable.</i></p> <p><i>It is not in the best interests of the local community for this to go unresolved and we would like to see it resolved soon.</i></p>			
737.4	<p>TM/16/03536/OA – Land Rear of 119 Teston Road, West Malling ME19 6PQ – outline application.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council strongly objects to this planning application.</i></p> <p><i>There have already been a number of historic planning applications for this site and these have been refused on the grounds that this site is located in the Green Belt. We do not believe that ANY of the required special circumstances have been demonstrated to remove the Green Belt designation and allow approval.</i></p> <p><i>The planning application is for a large detached property and as stated in our response to the TMBC Draft Local Plan we feel that we already have enough housing stock of this sort.</i></p>	R/S Clerk	✓	
737.5	<p>TM/16/03525/FL – 48 Sandown Road, West Malling ME19 6NR – Conversion of garage to habitable room.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council supports this planning application.</i></p> <p><i>We would like to note that this will result in the loss of a garage. In general, we do not support the loss of on-site parking provision, due to the ongoing issues relating to car parking across the whole of West Malling.</i></p> <p><i>However, in this case, as the garage is not usable, we do not object.</i></p>	R/S Clerk	✓	
16/	<u>PLANNING APPLICATIONS – LISTED BUILDING</u>			
738.1	<p>TM/16/03332/LB - 26 King Street, West Malling ME19 6QT. Construction of new single storey and first floor side extension over driveway.</p> <p><i>See application TM/16/03279/FL above for comments</i></p>	R/S Clerk	✓	
	At 10.01 pm Cllr. Selkirk proposed that Standing Orders be suspended in order to allow the meeting to conclude, this was agreed.			
738.2	<p>TM/16/03376/LB – 101 & 103 St Leonards Street, West Malling ME19 6PE - erection of two storey side/rear extension.</p> <p><i>See application TM/16/03375/FL above for comments</i></p>	R/S Clerk	✓	
738.3	<p>TM/16/03153/LB The Hungry Guest, 65 High Street, West Malling. ME19 6NA – Installation of clear screen within kitchen, installation of one extract and one Supply Air handling Unit on rear side elevation, relocation of one condensing unit and installation of one condensing unit on rear elevation (retrospective)</p> <p><i>See application TM/16/03152/FL above for comments</i></p>	R/S Clerk	✓	
16/ 739	<u>PLANNING APPLICATIONS – RETROSPECTIVE</u> There were no applications for consideration.			
16/ 740	<u>PLANNING APPLICATIONS – TREES</u> There were no applications for consideration.			

16/ 741	<p><u>POTENTIAL NEW DEVELOPMENTS</u> A public meeting was held on the 13th December 2016 to show residents plans for a retirement complex on the London Road. A planning application is expected by the end of January.</p>			
16/ 742	<p><u>STREET NAMING /PROPERTY NUMBERING</u> There were no applications for consideration.</p>			
16/ 743	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> None</p>			
16/ 744	<p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> None</p>			
	<p>Date of next meeting: Tuesday 24th January 2017</p>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 10.15 pm</p> <p>Signed.....</p> <p>Date.....</p>			