

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 24<sup>TH</sup> JANUARY 2017, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Cllr. Richard Selkirk (Chairman)  
Cllr. Steve Harriott  
Cllr. Yvonne Smyth

**Also in attendance:**  
Mr & Mrs Sellick re 3 Offham Road application

Minute		Action by	Action taken	Response
17/42	<b><u>APOLOGIES FOR ABSENCE</u></b> were received from Cllr. Dean, Cllr. Merchant, Cllr Byatt and Cllr. Bullard			
17/43	<b><u>DECLARATIONS OF INTEREST</u></b> – Mr Harriott declared an interest in <b>17/45</b> , 3 Offham Road as he is a resident of Offham Road. Mr Harriott remained in the room but took no part in the decision.			
17/44	<b><u>MINUTES</u></b> of the meeting held on 20 <sup>th</sup> December 2016 were approved and signed.			
	Councillors agreed to change the order of the agenda items to allow the 3 Offham Road application to be considered first as the applicants were in attendance.			
	<b><u>PLANNING APPLICATIONS</u></b>			
17/45	<b>TM/17/00043/FL - 3 Offham Road, West Malling ME19 6RB</b> - Demolition of existing garage and partial demolition of single storey bungalow to create a two storey detached family house. The Planning Committee commented to TMBC as follows:  <i>This application seeks to extend the driveway from its current one car driveway to at least two vehicles. The Planning Committee noted that the current driveway is adjacent to the busy junction with West Street &amp; Norman Road. We have concerns that this busy sweeping junction with its close proximity to a primary school that the additional space on the driveway can be achieved safely whilst maintaining the safety of the public highway. We would like to see Kent County Council Highways expert opinion on this area. Please can you arrange for this to be obtained. Once we have received this piece of information, it will be considered by our Planning Committee at their next available meeting.</i>			
17/46	<b><u>TMBC LOCAL PLAN</u></b>			
	An update on progress of the Local Plan is expected at the meeting of the Parish Partnership Panel at TMBC on 16 <sup>th</sup> February 2017			
17/47	<b><u>NEIGHBOURHOOD PLAN</u></b>			

	Cllr Selkirk is to produce a paper for Full Council to consider the way forward.			
<b>17/48</b>	<b>PLANNING APPLICATION APPROVALS</b> - There were no planning application approvals			
<b>17/49</b>	<b>PLANNING APPLICATION REFUSALS</b> - The Old Stable Building, Old Parsonage Court, West Malling. This application was refused at Area 2 Planning Committee on 14 <sup>th</sup> December 2016			
<b>17/50</b>	<b>PLANNING APPLICATIONS</b>			
<b>50.1</b>	<b>TM/16/03662/FL</b> - 11 Epsom Close West Malling ME19 6NX. Single storey front & rear extensions, garage conversion, first floor infill & internal alterations. The Planning Committee commented as follows:  <i>We support this planning application. We would like to note however, that this will result in the loss of an integral garage. In general, we do not support planning applications that result in the loss of on-site parking provision, due to the ongoing issues relating to car parking across the whole of West Malling. However, in this case, as the garage is too small to be used, we have no objection.</i>			
<b>50.2</b>	<b>TM/16/03753/FL</b> - 50 Sandown Road, West Malling, ME19 6NR. Two storey rear & side extension  <i>The Planning Committee supported this application.</i>			
<b>50.3</b>	<b>TM/16/03755/FL</b> - The Coach House, 66 St Leonards Street, West Malling ME19 6PB. Detached oak framed garage. The Planning Committee commented to TMBC as follows:  <i>The Planning Committee have considered the above application and have a number of questions that we would like answered to allow us to properly consider the application. Please can you provide answers to the points raised below and resubmit to us. This will then be considered at the next available Planning Committee.</i>  <i>1. The letters of objection, written by residents of Douces Manor, refer to an existing right of way which in their opinion will be blocked if this application is granted. The planning application makes no reference to this. Please can you confirm if ANY right of way, whether public or otherwise exists. If it does please provide details and the impact on this of the proposed development.</i>  <i>2. The letters of objection further refer to refrigeration units being on the site, these units do not appear on the submitted plans. Would you please confirm if there are any on site and their use. It would be helpful (if they exist) that the submitted plans are undated to accurately reflect this.</i>  <i>3. Additionally, the letters have raised concerns that the new garage would be visible from the public highway. Please can you confirm if this is the case?</i>  <i>4. West Malling Parish Council operates 'The Twitch Inn' Heritage Centre, located underneath Douces Manor. We open this to the public a number of times throughout the year. Please can you confirm that the new garage is not visible from the driveway and entrance to both Douces Manor &amp; The Twitch?</i>  <i>5. Finally, we noted that there is already a garage on this site, please can you confirm the intended use of the garage.</i>			
<b>50.4</b>	<b>TM/17/00017/FL</b> – 16 Police Station Road West Malling ME19 6LL. Roof alterations and external alterations to provide area for parking. The Planning Committee commented to TMBC as follows:  <i>There are no dimensions provided for the parking area and the road outside. The lack of this information makes it not possible to provide meaningful comments at this stage. Please can</i>			

	<p><i>you ask the applicant to provide these dimensions on the submitted plans.</i></p> <p><i>This application seeks to add an enclosed driveway for a vehicle on at a point where Police Station Road is at its narrowest. We have reservations as to whether this can be achieved safely whilst maintaining the safety of the public highway.</i></p> <p><i>We would like to see Kent County Council Highways expert opinion on this area. Please can you arrange for this to be obtained.</i></p> <p><i>Once we have received both of these pieces of information, it will be considered by our Planning Committee at their next available meeting.</i></p>			
50.5	<p><b>TM/16/03152/FL</b> - The Hungry Guest, 65 High Street, West Malling. Installation of Air Handling Unit, relocation and installation of one condensing unit.</p> <p>Additional information provided to show in situ internal works around the cookers.</p> <p>The Planning Committee commented to as follows:</p> <p><i>We have nothing additional to add to our previous response to this planning application &amp; we continue to support the response by Historic England.</i></p>			
50.6	<p><b>TM/17/00075/FL</b> – 7 Stratford Road, West Malling ME19 6NP. Demolition of existing outbuilding to be replaced with a single storey extension.</p> <p><i>The Planning Committee supported this application.</i></p>			
17/51	<b>PLANNING APPLICATIONS – LISTED BUILDINGS</b>			
	<p><b>TM/16/03153/LB</b> – The Hungry Guest, 65 High Street, West Malling As above with addition of installation of clear screen within kitchen</p> <p>The Planning Committee commented to as follows:</p> <p><i>We have nothing additional to add to our previous response to this planning application &amp; we continue to support the response by Historic England.</i></p>			
17/52	<b>PLANNING APPLICATIONS - TREES</b>			
52.1	<p><b>TM/16/03724/TNCA</b> – St Marys Church High Street, West Malling. Common Lime crown to be thinned, Prunus and Cherry to be removed.</p> <p>The Planning Committee commented to as follows:</p> <p><i>As the planning application has been made by West Malling Parish Council ourselves, it would not be appropriate for us to comment on it.</i></p>			
52.2	<p><b>TM/17/00070/TNCA</b> – 61 Offham Road, West Malling ME19 6RB. Lime trees, to raise lower crown by approx. 6m, removing epicormic growth &amp; reducing the crown by 20%</p> <p>The Planning Committee commented to as follows:</p> <p><i>If the TMBC Landscape Officer has no issues with this planning application then we are content to support it.</i></p>			
52.3	<p><b>TM/17/00007/TNCA</b> - St Marys Abbey, Swan Street ME19 6JX. To fell, 1 mature laburnum, 1 acacia, 1 ash and 10 crack willows which will be replace by 2-4 trees.</p> <p>The Planning Committee wished to have additional information from the T&amp;MBC Landscape Officer, asking if the laburnum and acacia were still healthy and if so, why they needed to be taken down.</p> <p>Subsequent to the meeting the Landscape Officer commented that 'It will be extremely difficult to retain the Laburnum as it is partially intertwined with one of the Willows.</p> <p>The Acacia has a severe lean away from the group over the pond. So the tree cannot be safely retained in this position.'</p> <p><i>In view of the additional information, the members of the committee had no objections to the application.</i></p>			
17/53	<b><u>PLANNING ENFORCEMENT</u></b>			

53.1	<p><b>Current investigations:</b></p> <p><b>Appledene</b> – Currently with planning enforcement at T&amp;MBC.</p> <p>Condition of <b>Arundel House, High Street</b> – Clerk to ask Planning at TMBC if they can advise how long the scaffolding is expected to be in place.</p>	Clerk		
53.2	<p><b>Hicks Estate Agents</b> - Clerk to contact TMBC to ascertain progress</p>	Clerk	✓	
53.3	<p><b>Martins newsagents, High Street</b> - Clerk to contact TMBC to ascertain progress</p> <p>House next to Village Hall – Clerk to contact TMBC to discuss the extent of building work undertaken under the Development Certificate</p>	Clerk	✓	
53.4	<p><b>b) Potential New Investigations:</b></p> <p>There were no potential new investigations</p>			
17/54	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>			
	Next meeting date – 25 <sup>th</sup> January 2017. There are no West Malling matters listed on the agenda.			
17/55	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> None			
17/56	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b>  Mrs Smyth enquired as to the progress of building works at 55 Swan Street. Clerk to speak with Paul Batchelor of TMBC (planning) to raise potential Health & Safety / conservation area issues.	Clerk		
	<b>Date of next meeting:</b> Tuesday 28 <sup>th</sup> February 2017			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.48 pm  Signed.....  Date.....			

