

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 28TH FEBRUARY 2017, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

Also in attendance:
Mr & Mrs Sellick re 3 Offham Road application
Mr Greenwood & Mr McDonald re 101 / 103 St Leonards Street

Minute		Action by	Action taken	Response
17/104	APOLOGIES FOR ABSENCE were received from Cllr. Dean, Cllr Byatt and Cllr. Bullard			
17/105	DECLARATIONS OF INTEREST – Mr Harriott declared an interest in 17/107.1 , 3 Offham Road as he is a resident of Offham Road. Mr Merchant declared an interest in 17/112.8 as he is a neighbour of the applicant. Both Mr Merchant and Mr Harriott remained in the room but took no part in the decisions.			
17/106	MINUTES of the meeting held on 24 th January 201 were approved and signed.			
	Councillors agreed to change the order of the agenda items to allow the 3 Offham Road & 101 / 103 St Leonards Street applications to be considered first as the applicants were in attendance.			
	PLANNING APPLICATIONS			
17/107.1	<p>TM/17/00043/FL - 3 Offham Road, West Malling ME19 6RB - Demolition of existing garage and partial demolition of single storey bungalow to create a two storey detached family house.</p> <p>(17/45) At the last Committee meeting on the 24th January 2017, the Committee asked for a KCC Highways report as the application seeks to extend the driveway from its current one car driveway to a driveway that can accommodate at least 2 vehicles; the Committee were concerned that this is a busy sweeping junction with close proximity to a primary school. Following receipt of the KCC Highways report and having considered a neighbours comments, the following comments were submitted to T&MBC.</p> <p><i>The Committee has decided that we support this planning application with the following condition:</i></p> <p><i>1. The next door neighbour has made comments regarding loss of light and privacy. We would like to see these addressed in the planning application.</i></p>			
107.2	TM/16/03375/FL - 101 & 103 St Leonards St, West Malling ME19 6PE. Erection of 2 storey side/rear extension			

	<p>(737.2) This application was initially considered at the meeting of the planning Committee which sat on the 20th December 2016; the Planning Committee objected to the application as it stood. The applicants have submitted amended plans. The following comments were submitted to T&MBC.</p> <p><i>The Committee has decided that we support this planning application with the following conditions.</i></p> <p><i>1. As the houses lie within the flood area of St Leonard's Street, TMBC seek from the correct public body confirmation that there is sufficient drainage in the planning application to protect these properties;</i></p> <p><i>2. The next door neighbour has made comments regarding the design and materials used. We would wish to see these comments included in the approved planning application; and</i></p> <p><i>3. Additional natural screening is added to the land next to St Leonard's Street to reduce the visual impact of the large side extension.</i></p>			
17/108	<u>TMBC LOCAL PLAN</u>			
	Due to the volume of responses received by TMBC and the complexity of many of those responses, the process of summarising the comments, identifying key themes and considering the points has taken longer than expected. It is anticipated that a report will presented to the Board at a meeting scheduled for either June or July.			
17/109	<u>NEIGHBOURHOOD PLAN</u>			
	Cllr Selkirk is to produce a paper for Full Council to consider the way forward.			
17/110	<u>PLANNING APPLICATION APPROVALS -</u>			
110.1	TM/16/03525/FL – 48 Sandown Road, West Malling ME19 6NR Conversion of garage to habitable room. Granted with conditions. <i>[West Malling Planning Committee had had no objections]</i>			
110.2	TM/16/03662/FL - 11 Epsom Close West Malling ME19 6NX. Single storey front & rear extensions, garage conversion, first floor infill & internal alterations. Granted with conditions. <i>[West Malling Planning Committee had had no objections]</i>			
110.3	TM/16/03724/TNCA – St Marys Church, High Street, West Malling Common Lime crown to be thinned, Prunus and Cherry to be removed. Granted with conditions. <i>[West Malling Planning Committee had not commented on this application as the application was made jointly with the Church]</i>			
110.4	TM/17/00007/TNCA - 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. Granted with conditions. <i>[West Malling Planning Committee had had no objections]</i>			
110.5	TM/17/00070/TNCA – 61 Offham Road, West Malling ME19 6RB Lime trees, to raise lower crown by approx. 6m, removing epicormic growth & reducing the crown by 20% Granted with conditions. The Planning Committee had commented: <i>[If the TMBC Landscape Officer has no issues with this planning application then we are content to support it.]</i>			
17/111	<u>PLANNING APPLICATION REFUSALS</u>			

111.1	TM/16/03536/OA – Land Rear of 119 Teston Road, West Malling ME19 6PQ – outline application. <i>[West Malling Planning Committee had objected to this application]</i>			
111.2	TM/16/02805/FL – 2-4 High Street. West Malling for Reshape UK Ltd Redevelopment to demolish commercial unit to the rear of the site and provide 5 terraced houses, 1 detached dwelling and extensions to the existing commercial building to the front of the site. <i>[West Malling Planning Committee had objected to this application]</i>			
17/ 112	PLANNING APPLICATIONS			
112.1	TM/16/03755/FL - The Coach House, 66 St Leonards Street, West Malling ME19 6PB Detached oak framed garage. To receive further information. No further information received.			
112.2	TM/17/00017/FL – 16 Police Station Road West Malling ME19 6LL. Roof alterations and external alterations to provide area for parking. To receive further information. (50.4) At the previous meeting of the Planning Committee a Highways report to consider access arrangements was requested, the Planning Officer has since stated that this falls outside the scope of Highways, however, the Planning Officer is in discussions with the applicant's agents regarding access.			
112.3	TM/16/03456/FL - Moore Place Station Approach West Malling ME19 6HL. Change of use of top floor from storage space to office space. The Planning Committee commented as follows: <i>The Committee has decided that we support this planning application with the following condition:</i> <i>1) The property must be for business use only and have no residential component.</i>			
112.4	TM/17/00140/FL - Lavenders Residential Home 41 Lavenders Road, West Malling, ME19 6HP. Two storey extension & dormer roof extension to accommodate lift shaft for 2 disabled compliant lifts. The Planning Committee commented as follows: <i>The Committee has decided that we support this planning application.</i>			
112.5	TM/17/00241/FL - Rathshan, 21 Windmill Lane East West Malling ME19 6HS. Demolition of conservatory, single story side extensions, two storey side extension, roof enlargement & 7 dormer windows. The Planning Committee commented as follows: <i>The Committee has decided that we strongly object to this planning application for the following reasons;</i> <i>1. This property has already been granted planning permission to extend the property considerably to what we considered an excessive size. The new planning application seeks to extend this even further resulting in an even greatly oversized property;</i> <i>2. The property is located within a rural setting and we consider that this application will result in a property that does not fit into this setting, overlooking agricultural land, orchards and Manor Country Park; and</i> <i>3. This site is located in a historic part of West Malling and is an archaeologically sensitive site.</i>			
112.6	TM/17/00310/FL - 1 Sandown Road, West Malling ME19 6NT. Replacement of mono-pitched roof with a tiled dual pitched roof. Demolition of existing flat roof garage & erection of new garage with pitched roof. The Planning Committee commented to TMBC as follows: <i>The Committee has decided that we support this planning application.</i>			

<p>112.7</p>	<p>TM/17/00123/FL - 137 St Leonards St West Malling ME19 6PE. Construction of new single storey extension with basement, pool house and enlargement of existing pool. The Planning Committee commented as follows:</p> <p><i>The Committee has decided that we support this planning application with the following condition;</i></p> <p><i>1. As the house lies within the flood area of St Leonard’s Street, TMBC seek from the correct public body confirmation that there is sufficient drainage in the planning application to protect the planned basement.</i></p>		
<p>112.8</p>	<p>TM/17/00069/FL - Former Orchard Land West of 120 Norman Road, West Malling ME19 6RN. Construction of single storey carriage house within the site area for purposes of vehicle storage The Planning Committee commented as follows:</p> <p><i>The Committee has decided that we object to this application.</i></p> <p>Declaration of Interest <i>It is worth noting formally for the record that the wife of the applicant is known to West Malling Parish Council as she was for many years a Parish Councillor. She is also the Booking Secretary for our Village Hall, of which she is also a Trustee and member of the Management Committee.</i></p> <p><i>In determining this application, we have ensured that our decision is based on the evidence supplied only and has been treated equally with all other planning applications.</i></p> <p>Green Belt <i>We have confirmed with TMBC that this piece of agricultural land lies within the Green Belt. Over many years considerable work has been carried out by the councils at Parish, Borough and County level to ensure that West Malling, a historic Market Town has appropriate protection of its green spaces.</i></p> <p><i>We do not believe that this building meets any of the very high standards of criteria laid out to count as an exceptional reason for ignoring the Green Belt designation. West Malling Parish Council believes that this application should be refused on these grounds.</i></p> <p><i>Our open spaces are recognized as one of the key features that our residents enjoy about living here and it is important that they are protected from development.</i></p> <p><i>This has been achieved through ensuring they are protected as Green Belt and in some cases, the land (such as Macey’s Meadow & The Old County Ground) have been purchased by West Malling Parish Council to give additional protection.</i></p> <p>Impact on Transportation <i>This application is in a rural part of West Malling, located at the very edge where the neighbouring productive agricultural land is located.</i></p> <p>(a) <i>The proposed entrance is located very close to residential properties. There are concerns that this development would lead to unwarranted additional traffic affecting these houses. West Malling Parish Council believes that this application should be refused on these grounds.</i></p> <p>(b) <i>West Malling Village Hall, football pitch, tennis courts & children’s play area are all located very close to the site. There are concerns that this development would lead to unwarranted additional traffic affecting these well used local facilities. West Malling Parish Council believes that this application should be refused on these grounds.</i></p> <p>Impact on Environment <i>This application is in a rural part of West Malling, located at the very edge where the neighbouring productive agricultural land is located.</i></p> <p>(a) <i>The building and its subsequent use would mean that headlights of cars, vans or even trucks when exiting the site would cause extreme light pollution to the ground floor</i></p>		

	<p>windows of the existing cottages located directly opposite. This is magnified by the very narrow nature of Norman Road at this point. The applicant has given no indication of the number of additional vehicle movements that would take place and what type they would be. West Malling Parish Council believes that this application should be refused on these grounds.</p> <p>(b) This site is located close to residential housing, a local children’s play area, West Malling Village Hall, Playing Field and tennis courts. As the applicant has not provided any information on the number and type of vehicle movements, West Malling Parish Council is concerned about the potential for additional air and noise quality issues in the area and cannot make any assessment due to the lack of information. West Malling Parish Council believes that this application should be refused on these grounds.</p> <p>(d) There is no biodiversity report for the site provided. Considering this is Green Belt land and has been free from development this report is key to highlighting any important plants or wildlife, the applicant should have provided one. This would have allowed for a proper understanding of the environment. West Malling Parish Council consider this to be vital as the site is located next to Macey’s Meadow, which is an area of open countryside (owned and maintained by us for the benefit of the local community) and there are bats located there. There are other wildlife such as grass snakes, rabbits etc. living there. West Malling Parish Council believes that this application should be refused on these grounds.</p>		
<p>112.9</p>	<p>TM/17/00196/FL – Cornerlea 35 Police Station Road West Malling ME19 6LL. Proposed two storey extension to south elevation incorporating balcony, single storey rear extension to north elevation of 1st floor addition. The Planning Committee commented to TMBC as follows:</p> <p><i>The Committee decided that we support this planning application with the following conditions</i></p> <ol style="list-style-type: none"> 1. We felt that the addition of a balcony was not in keeping with the surrounding area and do not support this element; 2. There will be a marked height difference between the proposed enlarged property and Meadow Bank. It is important that the privacy of these residents is not impacted by the proposed building. 3. The next door neighbour has made comments regarding the design and materials used. We would wish to see these comments included IN FULL in the approved planning application; 4. The public right of way and shared access to other properties are kept free of construction vehicles and materials at all times. 		
<p>17/113</p>	<p>PLANNING APPLICATIONS – LISTED BUILDINGS</p>		
<p>113.1</p>	<p>TM/00216/LB - Lavenders Residential Home 41 Lavenders Road, West Malling, ME19 6HP. Two storey extension & dormer roof extension to accommodate lift shaft for 2 disabled compliant lifts. The Planning Committee commented to TMBC as follows:</p> <p><i>The Committee has decided that we support this planning application.</i></p>		
<p>113.2</p>	<p>TM/16/03376/LB - 101 & 103 St Leonards St, West Malling ME19 6PE. Erection of 2 storey side/rear extension.</p> <p>(737.2) This application was initially considered at the meeting of the planning Committee which sat on the 20th December 2016; the Planning Committee objected to the application as it stood. The applicants have submitted amended plans. The following comments were submitted to T&MBC.</p> <p><i>The Committee has decided that we support this planning application with the following conditions.</i></p> <ol style="list-style-type: none"> 1. As the houses lie within the flood area of St Leonard’s Street, TMBC seek from the correct public body confirmation that there is sufficient drainage in the planning application to protect these properties; 		

	<p>2. The next door neighbour has made comments regarding the design and materials used. We would wish to see these comments included in the approved planning application; and</p> <p>3. Additional natural screening is added to the land next to St Leonard's Street to reduce the visual impact of the large side extension.</p>			
17/114	<u>PLANNING ENFORCEMENT</u>			
114.1	<p>Current investigations:</p> <p>Appledene – Currently with planning enforcement at T&MBC.</p> <p>Condition of Arundel House, High Street – Clerk has been in discussions with the KCC Highways Steward regarding the scaffolding that is still on Arundel House, despite work now appearing to have ceased. KCC are now looking into the situation. Cllr Merchant pointed out that scaffolding should be checked (on Health & Safety grounds) on a weekly basis and more if there have been high winds. Clerk to discuss further with KCC</p>	Clerk		
114.2	Hicks Estate Agents – Letters have been sent to the landlord who have been given until the end of March to improve the premises. Work to the side wall appears to have been completed recently.			
114.3	<p>Martins newsagents, High Street - – Letters have been sent to the landlord who have been given until the end of March to improve the premises.</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		
114.4	<p>b) Potential New Investigations:</p> <p>There were no potential new investigations</p>			
17/115	<u>EMPTY PROPERTIES IN WEST MALLING</u>			
	A register of empty properties is to be compiled and reviewed at Planning Committee meetings. Empty properties currently include 17 Churchfields, Arundel House and above the library.			
17/116	<u>LOSS OF TMBC CONSERVATION OFFICER</u>			
	<p>Geoff Pearson, the Conservation Officer for TMBC retired at the end of November 2016. Work appears to have been allocated to planners, who on the whole, will not have in depth expertise in this area. This is of great concern, in particular to West Malling due to the large number of Listed Buildings situated in the town.</p> <p>Letter to be drafted to Louise Reid, Head of Planning at TMBC</p>	RS/ Clerk		
17/117	<u>BLAISE FARM QUARRY WEST MALLING</u>			
	<p>Proposed variation of condition 18 of planning permission to allow an increase in the MIC when blasting from 10kg to 25kg. Email from Jim Wooldridge the Principal Planning Officer at KCC stating that he has asked Gallagher Aggregates Ltd (GAL) to undertake appropriate community engagement prior to submitting any application and suggested that this include a meeting of the Blaise Farm Quarry Liaison Group.</p> <p>Clerk to ascertain who attends the Blaise Farm Quarry Liaison Group on behalf of WMPC .</p>	Clerk		
17/118	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			

	Next meeting date – 1 st March. The application in respect of 52 High Street West Malling (to be known as the Malling Jug) is listed to be determined. Cllr Selkirk to attend.			
17/119	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> None			
17/120	<u>QUESTIONS FROM COUNCILLORS</u> None			
	Date of next meeting: Tuesday 28 th March 2017			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.03 pm Signed..... Date.....			