

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 28<sup>TH</sup> MARCH 2017, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Cllr. Richard Selkirk (Chairman)  
Cllr. Richard Byatt  
Cllr. Ben Merchant  
Cllr. Steve Harriott – (from 8.05)

**Also in attendance:**  
Cllr. Gwyneth Barkham

Minute		Action by	Action taken	Response
17/165	<b><u>APOLOGIES FOR ABSENCE</u></b> were received from Cllr. Dean, Cllr Smyth, Cllr. Bullard and co-opted member Mr North.			
17/166	<b><u>DECLARATIONS OF INTEREST</u></b> – Mr Byatt declared an interest in <b>17/172.2</b> , 16, Police Station Road as he is a resident of Police Station Road. Mr Byatt remained in the room but took no part in the decision.			
17/167	<b><u>MINUTES</u></b> of the meeting held on 28 <sup>th</sup> February 2017 were approved and signed.			
17/168	<b><u>TMBC LOCAL PLAN</u></b>  It is anticipated that a report will presented to the Board at a meeting scheduled for either June or July.			
17/169	<b><u>WEST MALLING NEIGHBOURHOOD PLAN</u></b>  Cllr Selkirk is to produce a paper for Full Council to consider the way forward; the aim is to produce a number of working groups from which Councillors will take on specific areas such as protecting the environment / local regeneration etc. Cllr Byatt has recently attended the KALC planning conference and noted that Worth Parish Council's Neighbourhood Plan is about to go to consultation. There was a general discussion about the implementation of the Neighbourhood Plan.			
17/170	<b><u>PLANNING APPLICATION APPROVALS</u></b>			
170.1	<b>TM/16/03375/FL &amp; TM/16/03376/LB</b> - 101 & 103 St Leonards St, West Malling ME19 6PE. Erection of 2 storey side/rear extension. Granted with conditions.  [West Malling Planning Committee had had no objections but had asked for conditions as to materials used, landscaping / natural screening and ensuring sufficient drainage.			
170.2	<b>TM/16/03753/FL</b> - 50 Sandown Road, West Malling, ME19 6NR Two storey rear & side extension. Granted with conditions.			

	<i>[West Malling Planning Committee had had no objections]</i>			
170.3	<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. Granted with conditions.</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
170.4	<p><b>TM/16/02592/FL</b> – <b>52 High Street</b>. Change of use of ground floor residential unit to micro pub business (A4) with associated external alterations to the building. Granted with conditions.</p> <p><i>[West Malling Planning Committee had had no objections but had asked that the air conditioning unit that is installed be as quiet as is possible for the benefit of neighbours ]</i></p>			
170.5	<p><b>TM/16/03456/FL</b> - Moore Place Station Approach West Malling ME19 6HL. Change of use of top floor from storage space to office space. Granted with conditions.</p> <p><i>[West Malling Planning Committee had had no objections but asked for a condition that the property must be for business use only and have no residential component.]</i></p>			
170.6	<p><b>TM/17/00140/FL &amp; TM/00216/LB</b> - Lavenders Residential Home 41 Lavenders Road, West Malling, ME19 6HP. Two storey extension &amp; dormer roof extension to accommodate lift shaft for 2 disabled compliant lifts. Granted with conditions.</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
170.7	<p><b>TM/17/00241/FL</b> - Rathshan, 21 Windmill Lane East West Malling ME19 6HS. Demolition of conservatory, single story side extensions, two storey side extension, roof enlargement &amp; 7 dormer windows. Granted with conditions.</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>			
170.8	<p><b>TM/17/00196/FL</b> – 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 1<sup>st</sup> floor addition.</p> <p><i>[West Malling Planning Committee had supported this application with conditions]</i></p>			
170.9	<p><b>TM/17/00123/FL</b> - 137 St Leonards St West Malling ME19 6PE. Construction of new single storey extension with basement, pool house and enlargement of existing pool. Granted with conditions.</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
17/171	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
171.1	<p><b>TM/16/03536/OA</b> – Land Rear of 119 Teston Road, West Malling ME19 6PQ – outline application.</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>			
17/172	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
172.1	<p><b>TM/16/03755/FL</b> - The Coach House, 66 St Leonards Street, West Malling ME19 6PB Detached oak framed garage. To receive further information.</p> <p>It was agreed that in view of the lack of information provided plus that the proposed garage was on the green belt that the committee objected to this application.</p>			

	<i>Subsequent to the meeting and before the comments of WMPC were submitted, the application was refused on the grounds that the proposed garage was on the green belt.</i>			
<b>172.2</b>	<p><b>TM/17/00017/FL</b> – 16 Police Station Road West Malling ME19 6LL. Roof alterations and external alterations to provide area for parking.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee decided that we support the proposed roof alterations, however the committee have concerns that the proposed parking space is too small and will not allow for safe access and exit. We would ask that the planning department take these concerns into account when deciding on this application.'</i></p>			
<b>172.3</b>	<p><b>TM/17/00500/FL</b> - 28 Sandown Road West Malling ME19 6NS. Single storey rear extension.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee decided that we support this planning application, however, we do note the comments raised by the immediate neighbour and ask that these comments be taken into account when deciding on this application.'</i></p>			
<b>172.4</b>	<p><b>TM/17/00481/LDE</b> - Timbertops 166 St Leonards St ME19 6PD. Lawful Development Certificate for Existing Use: Use of dwelling for residential purposes without complying with condition of planning permission which requires occupation to be limited to a person employed or last employed locally in agriculture.</p> <p>The Committee requested clarification from TMBC planning department.</p>			
<b>172.5</b>	<p><b>TM/17/00539/FL</b> - 25 Sandown Road West Malling ME19 6NU Two storey front extension and first floor rear infill.</p> <p>The Planning Committee noted a number of discrepancies with the Design &amp; Access Statement and asked that the document be amended and to be resubmitted at the next planning meeting. To be considered at the planning meeting on 25/4/17.</p>			
<b>172.6</b>	<p><b>TM/17/00631/FL</b> – 26 Alma Road, West Malling, ME19 6RP. Demolition of single storey garage and utility room, erection of detached two bedroom chalet bungalow.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that we support this planning application'</i></p>			
<b>172.7</b>	<p><b>TM/17/00506/OA</b> – Land Rear of 239 – 259 London Road. Development to consist of 79 extra care units (comprising of apartments and cottages) associated facilities, vehicular and cycle parking, all necessary internal roads/footpaths; provision of open space &amp; associated landscape works &amp; ancillary works and structures.</p> <p>It has been agreed that this planning application should be considered at a public meeting. Meeting date confirmed as: Tuesday 18<sup>th</sup> April 2017, 7.30 at West Malling Primary School.</p>			
<b>17/173</b>	<b><u>TREE PLANNING APPLICATIONS</u></b>			
<b>173.1</b>	<p><b>TM/16/00466/TNCA</b> 30B Swan Street West Malling ME19 6LP. T1 Sycamore – to reduce the crown by 20% whilst also thinning the crown by 15%.</p> <p>The Planning Committee commented as follows:</p> <p><i>'West Malling Parish Council Planning Committee has met to discuss this planning application and whilst it supports the application, members would like to make the following comments:</i></p>			

	<ul style="list-style-type: none"> <li>We have noted the comments of our tree warden and would concur that the tree is an extremely important townscape feature of Swan Street which features in historical photos dating back over 100 years. This tree is protected by a Tree Preservation Order and as such, should this application be granted, work on this tree should only be undertaken with extreme skill and high level of visual awareness.</li> <li>Due to the importance of this tree to West Malling, we would ask that the Landscape Officer oversees and approves the plans prior to the commencement of work.'</li> </ul>			
173.2	<p><b>TM/17/00352/TNCA</b> - 2 New Barns Oast, 146 Lavenders Road West Malling ME19 6HR. 1 x Scots Pine tree to fell near ground level.</p> <p>Application marked withdrawn as tree was felled on safety grounds before the application could be determined.</p>			
173.3	<p><b>TM/17/00670/TNCA</b> - Five Pointed Star 100 High Street West Malling ME19 6NE. T1 – Self-seeded Ash (Ivy Clad) – fell as close to ground level as possible and apply systematic herbicide to treat stump to prevent regrowth.</p> <p>The planning committee wished to consider the opinion of the Council's tree wardens as this is a tree in the garden of a listed building on the High Street. Clerk to ask the tree wardens to view the tree.</p>	Clerk	✓	
17/174	<b><u>APPEALS AGAINST PLANNING REFUSALS</u></b>			
174.1	<p><b>TM/16/02104/FL</b> – 237 London Road, West Malling Demolition of existing detached double garage and erection of a detached dwelling house with associated parking facilities. Deadline for additional comments 6<sup>th</sup> April 2017</p> <p>Cllr Selkirk to draft additional comments for appeal to be submitted by Clerk</p>	RS/ Clerk		
17/175	<b><u>PLANNING ENFORCEMENT</u></b>			
175.1	<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> – Part of the hoarding (nearest the bus stop) has been removed to facilitate access. Parish Council to write to the owners to try to establish if there is a timeline for works to be completed.</p>	R/S Clerk		
175.2	<b>Hicks Estate Agents</b> – TMBC have sent letters to the landlord and work would have appear to have been undertaken, Clerk to contact TMBC planning to determine if they are satisfied with the remedial work which has been undertaken.	Clerk		
175.3	<p><b>Martins newsagents, High Street</b> – TMBC have sent letters to the landlord who has been given until the end of March to improve the premises. It would appear that work has not been undertaken. Clerk to contact TMBC once the March deadline has lapsed.</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		
175.4	<p><b>b) Potential New Investigations:</b></p> <p>Five Pointed Star – West Malling High Street. Concern has been raised about the refurbishment work currently being undertaken, TMBC Planning Enforcement have visited the premises and they are content with the internal work being undertaken; the Parish Office is to be updated with regards to external works being undertaken.</p>			
17/176	<b><u>EMPTY PROPERTIES IN WEST MALLING</u></b>			

	Room above the library – enquiries to be made as to ownership of the empty room.			
<b>17/177</b>	<b><u>LOSS OF TMBC CONSERVATION OFFICER</u></b>			
	A letter has been written to Louise Reid, Head of Planning at T&MBC; the Parish Office has not yet received a reply. Clerk to request a response	<b>Clerk</b>	✓	
<b>17/178</b>	<b><u>LICENSING APPLICATIONS</u></b>			
	Tesco (West Malling High Street) application for a change of licensing hours including the removal of Good Friday and Christmas Day restrictions. It was agreed that the Committee would not comment on the application.			
<b>17/179</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>			
	Next meeting date is the 12 <sup>th</sup> April 2017. Currently there are no West Malling applications listed for consideration.			
<b>17/180</b>	<b><u>ACCOUNTS FOR PAYMENT</u></b> Accounts for payment totalling £1303.21 were approved See attached			
<b>17/181</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> None			
<b>17/182</b>	<b><u>QUESTIONS FROM COUNCILLORS</u></b> Cllr Byatt reported on the KALC planning conference that he had recently attended.			
	<b>Date of next meeting:</b> Tuesday 18 <sup>th</sup> April 2017 at West Malling Primary School to consider the Retirement Villages application and then 25 <sup>th</sup> April 2017 at West Malling Village Hall.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.28 pm  Signed.....  Date.....			

<b>West Malling Parish Council</b>					
<b><u>Accounts for Payment - 28th March 2017</u></b>					<b>cheques to be drawn</b>
Day Tree Fellers (Cheque 5287) (Invoice 483 St Mary's Church tree work)					<b>£ 600.00</b>
Centrewire (Cheque 5288) (Invoice OP/I019385 kissing gate & delivery)      VAT					£ 336.93 £ 67.39 <b>£ 404.32</b>
Mervyn Carr (Cheque 5289) (Labour & material to fit kissing gate)					<b>£ 214.50</b>
Malling Memorial Institute (cheque 5290) (Invoice 22/17 room hire 24th & 26th April 2017)					<b>£ 30.00</b>
Mr R Selkirk (cheque 5291) (Reimbursement of February MailChimp fees)					<b>£ 24.39</b>
Danwood (cheque 5292) (invoice Photocopies February 2017)      VAT					£ 25.00 <u>£ 5.00</u> <b>£ 30.00</b>
<b>TOTAL</b>					<b>£1,303.21</b>