

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 23RD MAY 2017, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

Also in attendance:
Co-opted member Mike North

Minute		Action by	Action taken	Response
17/299	<u>APOLOGIES FOR ABSENCE</u> were received from Cllr. Dean, Cllr. Smyth and Cllr. Bullard,			
17/300	<u>DECLARATIONS OF INTEREST</u> - none other than those routinely declared.			
17/301	<u>MINUTES</u> of the meeting held on 18 th April 2017 and 25 th April 2017 were approved and signed.			
	<u>COMMITTEE MEMBERSHIP & STRUCTURE</u>			
	<p>The Committee membership has not altered for the year 2017 /2018 and is as follows:</p> <p>Cllr. Richard Selkirk: Chairman Cllr. Keith Bullard Cllr. Richard Byatt Cllr. Trudy Dean Cllr. Steve Harriott Cllr. Ben Merchant Cllr. Yvonne Smyth</p> <p>Co-opted members: Mike North Peter Cosier: Tree Warden Sara Margetts: Tree Warden</p> <p>The Planning Committee is seeing an increase in the number of applications received on a monthly basis, due to this, and the increased workload that the Neighbourhood Plan will bring, it was agreed that a Vice Chairman should be elected. Cllr. Merchant nominated Cllr. Byatt which was seconded by Cllr. Selkirk; it was agreed that this decision be formally ratified at the next meeting as a number of members were not in attendance.</p>			
17/302	<u>COMMITTEE WORKING METHODS</u>			
	Due to the increased number of planning applications, the Planning Committee are experimenting with new methods of working with the aim to streamline current working practices. A few members of the committee have this month used 'Yammer' to look at and discuss as a group, new applications; this is of no cost to the Parish Council. It was agreed to trial Yammer for a few months.			

	Cllr. Merchant suggested that thought be given to a screen in the Committee Room at the Village Hall to enable plans etc to be viewed. Cllr. Selkirk to discuss this with the members of the Village Hall Committee.			
17/303	<u>TMBC LOCAL PLAN</u>			
	It is understood that T&MBC may not now publish all comments as expected. It is anticipated that a report will presented to the Planning and Transportation Advisory Board at the meeting scheduled for July; the papers for the July meeting have not yet been published.			
17/304	<u>WEST MALLING NEIGHBOURHOOD PLAN</u>			
	Cllr. Byatt presented to the Planning Committee a Neighbourhood Plan report which was based on KALC training and his discussions with Wye Parish Council who have already implemented their Neighbourhood Plan. It was agreed to set up an initial sub- committee to discuss way forward. Clerk to obtain suitable dates from Cllr. Selkirk, Cllr. Byatt and Cllr. Merchant.			
17/305	<u>PLANNING APPLICATION APPROVALS</u>			
305.1	TM/ 17/00741/FL – 6 Sandown Road West Malling ME19 6NS Conversion of garage into habitable room. Granted with conditions. <i>[West Malling Planning Committee had had no objections]</i>			
305.2	TM/17/00773/FL - Scott House, 37 High Street, West Malling ME19 6QH. Retrospective application for the change of use of shop to residential use in connection with existing dwelling 'Scott House' Granted <i>[West Malling Planning Committee had had no objections]</i>			
305.3	TM/17/00500/FL - 28 Sandown Road West Malling ME19 6NS. Single storey rear extension Granted with conditions. <i>[West Malling Planning Committee had supported the application but asked that the comments of the immediate neighbour be taken into account when making the decision]</i>			
305.4	TM/17/00481/LDE - 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 Granted <i>[West Malling Planning Committee had had no objections]</i>			
305.5	TM/17/00539/FL - 25 Sandown Road West Malling ME19 6NU Two storey front extension and first floor rear infill. Granted with conditions. <i>[West Malling Planning Committee had had no objections]</i>			
305.6	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. Granted with conditions. <i>[West Malling Planning Committee had supported the application but asked that the</i>			

	<i>comments of the immediate neighbour regarding loss of light and privacy, be taken into account when making the decision]</i>			
	Tree Application Approvals			
305.7	<p>TM/17/00670/TNCA - 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>Granted</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>			
305.8	<p>TM/17/01011/TNCA - Brome House 148 High Street West Malling ME19 6NE Removal of outgrown ailanthus altissima (tree of heaven) 6 metres form house. Tree has outgrown location. Replace with smaller specimen tree.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
305.9	<p>TM/17/00921/TNCA - West Malling Primary School Norman Road West Malling ME19 6RL Red Oak - Reduce crown in height by 1.5m and in lateral spread by 1m to reduce end loading of branches and weight exerted on potentially weak compression forked main union at 1m.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
305.10	<p>TM/17/00809/TNCA - 35 Swan Street West Malling ME19 6JU Sycamore – raise lower crown to 5 metres, reduction of 25% and to thin.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>			
305.11	<p>TM/17/00961/TNCA - Priors House 18 King Street West Malling ME19 6QT Holly – to crown lift to approx. 1.5 metres from ground plus crown & side reduction by approx. ¼. Conifer – to remove and second Conifer - to remove and replant smaller deciduous tree in its place.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
17/306	<u>PLANNING APPLICATION REFUSALS</u>			
306.1	<p>TM/17/00631/FL – 26 Alma Road, West Malling, ME19 6RP. Demolition of single storey garage and utility room, erection of detached two bedroom chalet bungalow.</p> <p>Refused</p> <p><i>[West Malling Planning Committee had supported this application]</i></p>			
17/307	<u>BUILDING PLANNING APPLICATIONS</u>			
307.1	<p>TM/17/01060/FL - 3 Meadow Bank Mews Meadow Bank West Malling ME19 6QJ. Proposed 2 storey side extension with covered parking.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee decided that it OBJECTS to this planning application for the following reasons:</i></p>			

	<ol style="list-style-type: none"> 1. <i>The proposed side extension and covered parking will be out of keeping with the surrounding houses; the existing properties in Meadow Mews have a uniformity which would be altered by the proposed extension. The Committee would not wish to see a precedent set.</i> 2. <i>The Committee have noted and support the views of the residents who state that building over a parking space would restrict the ease of movement and parking for neighbours.</i> 3. <i>The original design and layout of the houses in this development took into account the view to and from Banky Meadow. This is a culturally important site within West Malling and the application would alter this in an unacceptable way.</i> 			
<p>307.2</p>	<p>TM/17/01010/FL-The Casa Chicos Ltd Pension Scheme. Rear of 29 – 37 High Street, West Malling. Demolition of existing office building and erection of 3, 2 bedroom dwellings, amenity space, parking and access.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee decided that it OBJECTS to this planning application for the following reasons:</i></p> <ol style="list-style-type: none"> 1. <i>We are concerned over the loss of an office building in West Malling and the loss of jobs that is likely to accompany it. There is a demand for business space (see recent sale of The Fancy Goat & conversion to offices) within West Malling.</i> 2. <i>The application in its current form is an over development of a small isolated site. It is not considered suitable for the number of properties being proposed.</i> 3. <i>The outside space provided for each property is considered very small for the size of the housing development.</i> 4. <i>The proposed new housing development will be extremely close to existing properties and we note and support the concerns about privacy which have been raised by neighbours.</i> 5. <i>The plans for the proposed new housing development do not demonstrate the heights of the buildings in relation to the surroundings and the fact that it is located at the highest part of the High Street and will be very visible for large parts of Swan Street.</i> 6. <i>The proposed dwellings are out of keeping with the surroundings. This application is in the heart of the West Malling Conservation Area and although there have been some style nods to the surroundings, it still contains a number of prominent architectural elements (such as roof lights) that are out of keeping with its location.</i> 7. <i>The access road to the development is very narrow and single track. It is unsuitable for the increased number of movement that a residential development will bring.</i> 8. <i>We are unclear over the ownership of the small narrow track. There are already a number of properties that use it. We would like clarification on who owns it and is responsible for its upkeep.</i> 9. <i>The provision of one parking space per two bedroom house and one parking space for visitors for the whole development is insufficient. There is no availability of on street parking for either residents or visitors. Local experience (such as Leybourne Park) show that even where 1.5 spaces per two bedroom house are provided this is insufficient, we consider that a minimum of one per bedroom should be provided.</i> 			

	<p>10. The narrow track does not allow for the safe separation of vehicles and pedestrians.</p> <p>11. Due to the very limited nature of the track, we have very real concerns that the emergency services will not be able to get sufficiently close to the housing development. Certainly neither an ambulance or a fire engine could use it and we have concerns that the High Street is too far away.</p> <p>12. The proposed traffic movements to negotiate in or out of a parking space are too tight and impractical in reality.</p> <p>13. As the narrow track will only allow a single vehicle, there is a very high risk of additional congestion on the High Street, with vehicles potentially reversing into a busy main arterial road through West Malling. This brings highway safety concerns.</p>			
307.3	<p>TM/17/00840/FL - 233 London Road ME19 5AD Single storey rear extension with roof terrace. Consideration of amended plans.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee decided that it OBJECTS to this planning application:</i></p> <p><i>The Committee welcomes the fact that the applicant has sought to alter the plans which now incorporates raising the height of the parapet wall, however the Committee would wish to stand by their comments of the 28th April 2017.</i></p>			
307.4	<p>TM/17/01154/FL – 39 Fartherwell Avenue, West Malling ME19 6NH. Single storey rear addition to serve as an accessible level access shower facility.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
307.5	<p>TM/17/01168/FL – Priors House 18 King Street, West Malling, ME19 6QT Installation of a Corten Steel Moon Gate in the garden.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
17/308	<u>LISTED BUILDING PLANNING APPLICATIONS</u>			
308.1	<p>TM/17/01169/LB - Priors House 18 King Street, West Malling, ME19 6QT Installation of a Corten Steel Moon Gate in the garden.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
17/309	<u>TREE PLANNING APPLICATIONS</u>			
309.1	<p>TM/17/01276/TNCA - Abingdon Mews Parking Area High Street. West Malling. Holm Oak & bay trees – trim back to boundary to suitable growth points.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
17/310	<u>PLANNING ENFORCEMENT</u>			
	Current investigations:			

<p>310.1</p> <p>310.2</p> <p>310.3</p>	<p>Appledene Farm – the hedgerow has now been replanted, T&MBC are satisfied that the breach of planning has now been rectified.</p> <p>Condition of Arundel House, High Street – the Parish Council to write to the owners to try to establish if there is a timeline for works to be completed.</p> <p>Martins newsagents, High Street – TMBC have sent letters to the landlord who had been given until the end of March to improve the premises; it would appear that the work has not been undertaken. Clerk has contacted the T&MBC Planning Officer to discuss their next steps but has not received a response – Clerk to contact T&MBC again.</p>	<p>R/S Clerk</p> <p>Clerk</p>		
<p>17/311</p>	<p><u>EMPTY PROPERTIES IN WEST MALLING</u> – no update</p>			
<p>17/312</p>	<p><u>TMBC FUTURE HANDLING OF WEST MALLING CONSERVATION AREA</u></p>			
	<p>A letter has been received from Louise Reid, Head of Planning at T&MBC. It is understood that Tunbridge Wells will be providing a conservation officer to work alongside T&MBC planning department. Cllr. Selkirk commented that he would be happy to invite the new officer to West Malling so that he / she could be familiarised with the town and its properties.</p>			
<p>17/313</p>	<p><u>TMBC AREA 2 PLANNING COMMITTEE</u></p>			
	<p>Next meeting date is the 24th May 2017. There are no West Malling applications listed for consideration. Discussion regarding the benefit of attendance at Area 2 for members of the Planning Committee.</p>			
<p>17/314</p>	<p><u>ACCOUNTS FOR PAYMENT</u></p> <p>It was agreed to suspend Standing Orders to approve payment in the sum of £639.98 (in respect of Elm Management). This payment was agreed at the meeting of the F&GP Committee on the 22nd May and therefore did not appear on the agenda for today's meeting. See attached</p>			
<p>17/315</p>	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> None</p>			
<p>17/316</p>	<p><u>QUESTIONS FROM COUNCILLORS</u> Cllr Byatt asked about the progress of the redevelopment of the Church Centre, Churchfields. Cllr. Selkirk reported that the work was due to start imminently and stressed that construction traffic should not be parked in Churchfields.</p>			
	<p>Date of next meeting: Tuesday 27th June 2017 at West Malling Village Hall.</p>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.20 pm</p> <p>Signed.....</p> <p>Date.....</p>			

West Malling Parish Council							
Accounts for Payment - 23 May 2017						cheques to be drawn	
Elm Limited (Cheque 5317)							
Electricity costs 1/11/2015 - 29/4/16 (invoice 113616)						£ 374.50	
Anticipated Electricity costs 1/5/16 - 30/4/17 (invoice 113618)						£ 126.28	
Anticipated Electricity costs 1/5/17 - 30/4/18 (invoice 114704)						£ 139.20	
TOTAL						£ 639.98	