

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 27TH JUNE 2017, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

Also in attendance:
Co-opted member Mike North

Minute		Action by	Action taken	Response
17/366	<u>APOLOGIES FOR ABSENCE</u> were received from Cllr. Byatt.			
17/367	<u>DECLARATIONS OF INTEREST</u> - none other than those routinely declared.			
17/368	<u>MINUTES</u> of the meeting held on 23 rd May 2107 were approved and signed.			
17/369	<u>TMBC LOCAL PLAN</u> At the beginning of the Local Plan process, T&MBC had timetabled for a 2 stage consultation but is understood that T&MBC may now remove the second stage of the consultation. To be discussed at Full Council			
17/370	<u>WEST MALLING NEIGHBOURHOOD PLAN</u> A date for the first sub-committee has been arranged.			
17/371	<u>PLANNING APPLICATION APPROVALS</u>			
371.1	TM/17/00904/FL - Parkfoot Garage 265 London Road West Malling ME19 5AE Demolition of existing car wash facilities & construction of a new 2 storey store and office extension. 4 new car wash bays, plant room and provision of additional parking. Granted with conditions. <i>[West Malling Planning Committee had supported this application, however, asked planners to work with the applicants to ensure that issues of on - site parking, deliveries and highway safety are fully (and if necessary further) considered so that all are implemented safely.]</i>			
371.2	TM/16/03279/FL - 26 King Street, West Malling ME19 6QT. Construction of new single storey and first floor side extension over driveway. Granted with conditions <i>[West Malling Planning Committee had objected to this application]</i>			
371.3	TM/17/00840/FL - 233 London Road ME19 5AD Single storey rear extension with roof			

	terrace. Amended plans. Granted with conditions. <i>[West Malling Planning Committee had objected to this application]</i>			
371.4	TM/17/01060/FL - 3 Meadow Bank Mews Meadow Bank West Malling ME19 6QJ. Proposed 2 storey side extension with covered parking. Granted with conditions <i>[West Malling Planning Committee had objected to this application]</i>			
371.5	TM/17/01154/FL – 39 Fartherwell Avenue, West Malling ME19 6NH. Single storey rear addition to serve as an accessible level access shower facility. Granted with conditions. <i>[West Malling Planning Committee had supported this application]</i>			
371.6	TM/17/01168/FL – Priors House 18 King Street, West Malling, ME19 6QT Installation of a Corten Steel Moon Gate in the garden. Granted with conditions. <i>[West Malling Planning Committee had supported this application]</i>			
	Listed Building Approvals			
371.7	TM/16/03332/LB - 26 King Street, West Malling ME19 6QT. Construction of new single storey and first floor side extension over driveway. Granted with conditions <i>[West Malling Planning Committee had objected to this application]</i>			
371.8	TM/17/01169/LB - Priors House 18 King Street, West Malling, ME19 6QT Installation of a Corten Steel Moon Gate in the garden. Granted with conditions <i>[West Malling Planning Committee had supported this application]</i>			
	Tree Application Approvals			
371.9	TM/17/00913/TPOC - The Old Stable Building Old Parsonage Court West Malling ME19 6NZ Yew- fell to ground level, tree has been in decline & now only has 30% foliage cover. Sycamore – to remove 2 lateral limbs that grow towards the neighbours garden to reduce encroachment to their garden. Application to fell yew tree was refused. Application to remove limbs from sycamore was agreed. <i>[West Malling Parish Council had objected to the felling of the yew tree but had agreed to the application to remove 2 limbs from the sycamore.]</i>			
371.10	TM/17/01276/TNCA - Abingdon Mews Parking Area High Street. West Malling. Holm Oak & bay trees – trim back to boundary to suitable growth points. Granted <i>[West Malling Planning Committee had had no objections]</i>			

17/372	<u>PLANNING APPLICATION REFUSALS</u>		
372.1	<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>		
17/373	<u>BUILDING PLANNING APPLICATIONS</u>		
373.1	<p>TM/17/01246/FL - 233 London Road, West Malling, ME19 5AD Construction of new boundary wall and entrance gates to the front of the existing residential dwelling.</p> <p>The Planning Committee commented as follows:</p> <p><i>‘The Committee has decided that it supports this application.’</i></p>		
373.2	<p>TM/17/01255/FL - 12 Water Lane, West Malling, ME19 6HH Single storey timber orangery to side</p> <p>The Planning Committee commented as follows:</p> <p><i>‘The Committee has decided that it supports this application.’</i></p>		
373.3	<p>TM/17/01178/FL - 23 Offham Road West Malling ME19 6RB Removal of gates and front wall, formation of vehicular access and off street parking for 23 Offham Road.</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"> <i>1. As per the professional advice supplied by KCC, the car park space does not meet the minimum specifications. This application could cause a potential health and safety issue to anyone using the public highway and should be refused on these grounds.</i> <i>2. The Committee has also noted the letters of objection from residents on this street who are concerned about the reduction of the residential parking scheme (which is already oversubscribed).</i> 		
373.4	<p>TM/17/01199/FL - 25 Offham Road West Malling ME19 6RB Removal of gates and front wall, formation of vehicular access and off street parking for 25 Offham Road.</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"> <i>3. As per the professional advice supplied by KCC, the car park space does not meet the minimum specifications. This application could cause a potential health and safety issue to anyone using the public highway and should be refused on these grounds.</i> <p><i>The Committee has also noted the letters of objection from residents on this street who are concerned about the reduction of the residential parking scheme (which is already oversubscribed).</i></p>		
373.5	<p>TM/16/03079/RD - Liberty Property Trust UK Kings Hill Phase 3 Details of condition 5 (phasing strategy) pursuant to planning permission.</p> <p>The Planning Committee commented as follows:</p>		

	<p><i>West Malling Parish Council Planning Committee has met to discuss the additional information provided and would like to make the following comments.</i></p> <p><i>The Planning Committee ask that ALL construction traffic use the West Malling bypass and or Seven Mile Lane and be prohibited as a planning condition from using Swan Street, West Malling High Street, St Leonards Street and Town Hill..</i></p> <p><i>It is noted that a site for a place of faith based worship and the provision of a Memorial garden has been safeguarded. We further note that there would appear to not be a provision for burials within Kings Hill being made. We would ask how this is going to be addressed in Phase 3.</i></p>		
<p>373.6</p>	<p>TM/17/0128 7/FL - Reshape House 2-4 High Street West Malling ME19 6QH Redevelopment to demolish commercial unit to rear of the site and provide 5 terraced houses and extensions to the existing commercial building to the front of the site.</p> <p><i>The Committee decided that it OBJECTS to this planning application for the following reasons:</i></p> <p>Reshape House <i>The Planning Committee stand by their comments made under previous application TM/16/02805/FL</i> <i>The planning application seeks to significantly increase the size of this building. It is located in the centre of West Malling, within the Conservation Area.</i> <i>The extension to the building is very large and will result in a building out of scale and size with others nearby and will continue as it does at present to be at odds with the design and materials used within the Conservation Area.</i> <i>The current building does not architecturally fit with the other buildings within the Conservation Area. There was an opportunity to address this oversight with this planning application and ensure that the building was changed to fit in, but this has not been done.</i> <i>As a result any enlarged building would only detract further from the historic surroundings.</i></p> <p>Loss of Facilities <i>The Planning Committee stand by their comments made under previous application TM/16/16/02805/FL</i> <i>The planning application will lead to the loss of the only gym within the Parish. This is a very well used local amenity. We do not want to see this lost to the local community.</i> <i>We are at the early stages of our Neighbourhood Plan and local residents have already expressed a high regard for our sports and health. Losing the gym would be detrimental to this.</i> <i>This application will also lead to the loss of a number of small businesses within West Malling. We are keen to ensure they are retained to help support local employment and the wider business community.</i></p> <p>Car Parking <i>The application fails to supply sufficient car parking on site to meet the increased demand from an enlarged business and 5, 3 bedroomed terraced properties.</i> <i>Looking at the experience of other developments such as Leybourne Park and Leybourne Chase, the numbers being proposed fall well short of what is required in reality. The number proposed go nowhere near close enough to meet the demand from an enlarged office block, with staff and visitors and the equivalent of fifteen bedrooms and their visitors.</i> <i>There is no on street parking available locally to meet this shortfall and the Business Car Park, which is adjacent to the site is already oversubscribed and has a long waiting list. Neither can or should be considered as available options for making up any shortfall.</i> <i>West Malling Parish Council has previously objected to other planning applications where they cannot accommodate their parking provision on site. The same applies clearly in this case.</i></p> <p>Over Development <i>The planning application seeks to put a large number of terraced houses within the site. West Malling Parish Council considers this to be excessive, leading to an overcrowded, poorly designed site.</i></p>		

	<p><i>The size of the terraced properties are very small and are overlooked on 2 sides by car parking. We do not consider them to provide good quality housing.</i></p> <p>Outside Space <i>The outside space provided for the terraced houses is insufficient, overlooking a car park and do not offer the quality or quantity of space required to be an effective garden.</i></p> <p>Height of Development <i>The row of houses is very high when compared to the neighbouring properties in Ryarsh Lane. Although they have been reduced in height slightly since the pre planning stage, they are still overly oppressive to at least 6 properties in Ryarsh Lane. Additionally this will be clearly visible from the High Street and be considerably out of keeping with the setting in the Conservation Area.</i></p> <p>Section 106 Funding <i>Due to the size of the proposed development, West Malling Council insists that TMBC seek Section 106 funding as part of any planning approval, if contrary to our objections TMBC decide to grant permission. We would insist in being involved in all aspects of the discussion and that 100% of the funding is used for projects agreed between us and TMBC such as local play facilities for children.</i></p> <p>Community Infrastructure Levy Funding <i>Due to the size of the proposed development, West Malling Council insists that TMBC seek Community Infrastructure Levy funding as part of any planning approval, if contrary to our objections TMBC decide to grant permission. We would insist in being involved in all aspects of the discussion and that 100% of the funding is used for projects agreed between us and TMBC.</i> <i>West Malling Parish Council opposes this application as the proposed development of the site is within the West Malling Conservation Area and next to the Green Belt) is excessive in terms of the size and design of the office building, the number of houses being planned and there are numerous design and safety issues with the site.</i> <i>The application in its current for seeks to substantially develop the site, which in our view is out of keeping with the location and surroundings within the community.</i></p>			
<p>373.7</p>	<p>TM/17/01393/FL - 26 Alma Road West Malling ME19 6RP Demolition of single storey garage and utility room, erection of detached two bedroom house.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
<p>373.8</p>	<p>TM/17/01408/AT - The Malling Jug 52A High Street West Malling ME19 6LU One externally illuminated projecting sign (set over doorway)</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
<p>373.9</p>	<p>TM/17/01446/FL - Priors House 18 King Street West Malling ME19 6QT Replacement of an existing outbuilding with a single storey timber outbuilding for ancillary residential purposes.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
<p>373.10</p>	<p>TM/17/01229/RD - The Lobster Pot Details of condition 2 (materials) pursuant to planning permission TM/16/01629/FL</p> <p>The Planning Committee commented as follows:</p> <p><i>Thank you for allowing the committee members to view the proposed materials to be used at</i></p>			

	<p><i>the above location.</i></p> <p><i>West Malling Parish Council Planning Committee has met to discuss this and is happy with the suggested materials, however, in view of recent events, the committee would ask that confirmation is given, before the work commences, that the cladding conforms with the latest fire regulations.</i></p> <p><i>This is vital as the premises will have a number of bedrooms for residents to use overnight.</i></p>			
17/374	<u>TREE PLANNING APPLICATIONS</u>			
374.1	<p>TM/17/01369/TNCA - 6 Water Lane West Malling ME19 6HH Mature magnolia to the rear of 6 Water Lane, (in the garden of 137 Church House, High St). To reduce height to the back of tree to allow light & will ensure aesthetics of the tree from Church House are not affected. Plus removal of one single rear stem to lower growth point as stem is pushing on fence.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
374.2	<p>TM/17/01621/TNCA - Orchard Oast 279 Broadwater Road West Malling ME19 6HT Cut to ground level 24 conifer trees which make up 2 hedges at the bottom of the garden (there is a boundary fence behind the 2 conifer hedges)</p> <p>To cut down to ground level 6 trees including silver birch, plum, tulip and lilac trees. To allow light.</p> <p>Application to be relisted on the 25th July to enable both tree wardens to do a site visit – this has been agreed with T&MBC. Clerk to note agenda.</p>	Clerk	✓	
17/375	<u>PLANNING ENFORCEMENT</u>			
	Current investigations:			
375.1	Appledene Farm – the hedgerow has now been replanted using saplings. Mr Selkirk has written to T&MBC asking if this is sufficient as an established hedgerow had been removed.			
375.2	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. To also establish when the planning permission expires.	R/S Clerk		
375.3	Martins newsagents, High Street – TMBC have requested that the new Conservation Officers (Tunbridge Wells BC Officers on partnership basis) look at the property and report back as to whether any work has been undertaken.			
17/376	<u>EMPTY PROPERTIES IN WEST MALLING</u> – Clerk to produce list	Clerk		
17/377	<u>TMBC FUTURE HANDLING OF WEST MALLING CONSERVATION AREA</u>			
	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. Clerk to draft letter	Clerk		
17/378	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
	Next meeting date is the 5 th July 2017. There are no West Malling applications listed for consideration. Discussion regarding the future attendance at Area 2 for members of the Planning Committee.			
17/379	<u>ACCOUNTS FOR PAYMENT</u>			
	Accounts for payment totalling £1235.40 were approved.			

17/380	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> None			
17/381	<u>QUESTIONS FROM COUNCILLORS</u> None			
	Date of next meeting: Tuesday 25 th July 2017 at West Malling Village Hall.			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.55 pm</p> <p>Signed.....</p> <p>Date.....</p>			

<u>Accounts for Payment 27th June 2017</u>				cheques to be drawn	
<u>(Cheques dated 19th June 2017)</u>					
Streetlights (cheque 5324)		£	80.50	£	96.60
(invoice 8879, column 51 repair)	VAT	£	16.10		
South East Water (cheque 5325)				£	129.63
(allotment water charges 29/11/16 - 2/6/17)					
Viking Direct (cheque 5326)		£	31.31	£	37.57
(invoice 937384 stationery)	VAT	£	6.26		
Wrotham Computer Care (cheque 5327)		£	75.00	£	90.00
(invoice 21171 laptop repair incl install updates)	VAT	£	15.00		
JPCTCG (cheque 5328)				£	50.00
Membership May 2017 - April 2018)					
Turfsoil Ltd (single cheque 5329)		£	338.00	£	405.60
(Invoice 49337 re Churchyard, mow x2, strimming x 2 foliage x1)	VAT	£	67.60		
(Invoice 49338 re Playing fields, mow x 2, strim x 2)		£	170.00	£	204.00
	VAT	£	34.00		
KALC (cheque 5330)		£	60.00	£	72.00
(Invoice 5647 attendance G Barkham at new councillor training)	VAT	£	12.00		
Citizens Advice in North & West Kent (cheque 5331)				£	150.00
(Donation under section 137, agreed at Full Council 5/6/17)					
				Total	£ 1,235.40