

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 25TH JULY 2017, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Selkirk (Chairman)
Cllr. Keith Bullard
Cllr. Richard Byatt
Cllr. Steve Harriott
Cllr. Yvonne Smyth

Also in attendance:
Co-opted member Mike North

Minute		Action by	Action	Response
17/418	<u>APOLOGIES FOR ABSENCE</u> were received from Cllr. Merchant.			
17/419	<u>DECLARATIONS OF INTEREST</u> - Cllr. Selkirk and Cllr. Smyth declared an interest in application TM/17/01551/TNCA - 34 Frog Lane, as both are residents of Frog Lane; neither Cllr. Selkirk or Cllr. Smyth took any part in this decision. (Minute number 17/427.1)			
17/420	<u>MINUTES</u> of the meeting held on 27 th June 2107 - following the amendment of minute number 17/370, which should read 'working group' rather than 'sub-committee', the minutes of the meeting held on 27 th June 2017 were approved and signed.			
17/421	<u>ELECTION OF VICE CHAIRMAN</u>			
	It was agreed unanimously, to elect Cllr. Byatt as the Vice Chairman of the Planning Committee, thus ratifying the decision of the planning committee of the 27 th June 2017.			
17/422	<u>TMBC LOCAL PLAN</u>			
	TMBC Planning & Transportation Advisory Board were to meet today (25 th July 2017) with the Board considering a Local Plan update report following the consultation carried out last year; the report summarises the main issues raised, with responses, and sets out the next stage of the Local Plan process. The report is a summary for the whole of the Borough and not just the area of West Malling. Members had not had the opportunity to consider the documents as they had only just been placed on the TMBC website. Link to be circulated to all members. See link below. https://democracy.tmbc.gov.uk/ielssueDetails.aspx?IId=12607&PlanId=0&Opt=3#AI12986	Clerk	✓	
17/423	<u>WEST MALLING NEIGHBOURHOOD PLAN</u>			
	Neighbourhood Plan Discussion Paper was produced by Cllr. Byatt. Neighbourhood Planning for West Malling Discussion Paper - the approach outlined in the paper was broadly endorsed, along with the next steps. There was a view that the proposed working groups would need terms of reference that include initial outputs. The timeframe to be			

424.7	<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>Granted with conditions.</p> <p><i>[West Malling Planning Committee had supported this application]</i></p>		
Tree Application Approvals			
424.8	<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>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>		
17/425	<u>PLANNING APPLICATION REFUSALS</u>		
425.1	<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>Refused</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>		
17/426	<u>BUILDING PLANNING APPLICATIONS</u>		
426.1	<p>TM/17/01530/FL - Elite Pubs, Barns to the rear of Farmhouse. 97 High Street West Malling. Change of use of retail unit to cocktail bar with external alterations to South West elevation & change of use of existing cocktail bar to office.</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> <p><i>We consider that the introduction of such a large additional drinking establishment very close to residential properties would fundamentally change the balance of the High St.</i></p> <p><i>Residential properties surround this site and would be greatly impact especially due to the very late opening hours and the enhanced outside space that would have a negative impact on them.</i></p> <p><i>We have seen an increase in opening hours and use of outside space in West Malling and it is vital that we do not allow this to put a disproportionate negative impact on local residents.</i></p>		
426.2	<p>TM/17/01664/FL - 26 High Street West Malling ME19 6QR. Convert loft space to existing residential unit and insertion of 4 rooflights in rear elevation.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has reviewed this planning application and does not object to it, but has a number of comments that it would like TMBC to take into account.</i></p> <p><i>Fire safety: the application appears to show only one entrance although there may be a second one to the rear. Please confirm if this is the case and that it is separate from the public library.</i></p>		

	<p><i>In light of recent events and considering the nature of the buildings construction, we would ask that a sprinkler system is installed.</i></p> <p><i>Please can you confirm where the refuse will be stored? We do not support the leaving of refuse on bags on the pavement, so it would be helpful to know where it will be stored.</i></p> <p><i>As the site is located above our public library please ensure there is a construction management plan in place and this does not impact on the library in any way as it is a well-used local amenity.</i></p>			
	<u>LISTED BUILDING PLANNING APPLICATIONS</u>			
426.3	<p>TM/17/01665/LB - 26 High Street West Malling ME19 6QR Change of use of first floor & loft space to a 3 bedroom residential unit, insertion of 4 roof lights and internal alterations</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has reviewed this planning application and does not object to it, but has a number of comments that it would like TMBC to take into account.</i></p> <p><i>Fire safety: the application appears to show only one entrance although there may be a second one to the rear. Please confirm if this is the case and that it is separate from the public library.</i></p> <p><i>In light of recent events and considering the nature of the buildings construction, we would ask that a sprinkler system is installed.</i></p> <p><i>Please can you confirm where the refuse will be stored? We do not support the leaving of refuse on bags on the pavement, so it would be helpful to know where it will be stored.</i></p> <p><i>As the site is located above our public library please ensure there is a construction management plan in place and this does not impact on the library in any way as it is a well-used local amenity.</i></p>			
426.4	<p>TM/17/01588/LB - Arundel House 88 High Street West Malling ME19 6NE. Replacement timber double glazed windows.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee decided that we SUPPORT this planning application, however would wish to comment as follows.</i></p> <p><i>Due to the Listed Building status of this building and its importance to West Malling High Street, the Parish Council would ask that the views of the Conservation Officer are sought with regards to the replacement double glazing to be used.</i></p>			
17/427	<u>TREE PLANNING APPLICATIONS</u>			
427.1	<p>Cllr. Selkirk and Cllr. Smyth declared an interest in this application as both are residents of Frog Lane, neither took any part in the decision.</p> <p>TM/17/01551/TNCA - West Malling Lodge 34 Frog Lane ME19 6LN T1 Mature Redwood - Reduce in height by approximately 3.5 metres to suitable growing point plus prune top to shape, T2 smaller of the two Oaks: Re pollard tree by pruning back to vicinity of previous pollard head to an estimated height on completion of works of 10 metres and T3 larger of the</p>			

	<p>two Oaks with decay at base and side limb: Reduce height and average radial spread of tree to approximately 14 metres and 8.0 metres respectively.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
17/428	<u>PLANNING ENFORCEMENT</u>			
	Current investigations:			
428.1	Appledene Farm – the hedgerow has been replanted using plant whips which are now being overrun and swamped by weeds. TMBC are to establish if they can enforce replanting of the hedge with a sturdier specimen.			
428.2	Condition of Arundel House, High Street – the most recent planning application for replacement windows was noted and considered (see above) Clerk to write to KCC to ask if the scaffolding license has been renewed and if so, to what date.	Clerk	✓	
428.3	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. As of today's date, the Parish Council have not been updated as to progress. Clerk to write to Louise Reid to enquire as to progress.	Clerk	✓	
17/429	<u>EMPTY PROPERTIES IN WEST MALLING –</u>			
	<p>17 Churchfields, West Malling – work to renovate the property is due to start in September.</p> <p>Arundel House, High Street – new planning application to replace windows was noted, previous planning application was granted in September 2104.</p> <p>26 High Street, West Malling – new planning application for change of use / insertion of 4 rooflights and internal alterations was noted.</p> <p>2 West Street, West Malling – planning permission was granted 17/12/15 for a change of use from Police Office to A1 – it was noted that work is now taking place, but members were concerned that progress is slow.</p> <p>Clerk to ask TMBC Housing department if they are aware of any other empty properties within the Parish.</p>	Clerk		
17/430	<u>TMBC FUTURE HANDLING OF WEST MALLING CONSERVATION AREA</u>			
	Clerk has previously contacted Louise Reid to ask if the new conservation officer would meet in West Malling for a familiarisation visit. A response has not yet been received – Clerk will contact Louise Reid again and make a fresh request.	Clerk		
17/431	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
	Next meeting date is the 16 th August 2017. There are no West Malling applications listed for consideration. Discussion regarding the future attendance at Area 2 for members of the Planning Committee.			
17/432	<u>ACCOUNTS FOR PAYMENT</u>			
	Accounts for payment totalling £3962.56 were approved – see attached			
17/433	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> None			
17/434	<u>QUESTIONS FROM COUNCILLORS</u> As a result of recent correspondence on the T&MBC planning portal, Cllr. Byatt raised the	Clerk	✓	

	<p>current Reshape House planning application and there was a general discussion about Section 106 funding. Clerk to speak to the planning department with regards to this application, with the possibility of asking a Borough Councillor to call the decision in if appropriate.</p>		
	<p>Date of next meeting: Tuesday 22nd August 2017 at West Malling Village Hall.</p>		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.50 pm</p> <p>Signed.....</p> <p>Date.....</p>		

Accounts for Payment 25th July 2017				cheques to be drawn	
Four Seasons Gardens (cheque 5344)		£	36.00	£	43.20
(invoice 1320 Memorial stone first cut & strimming allotment plot 29B)	VAT	£	7.20		
Turfsoil Limited (single cheque 5345)		£	246.00	£	295.20
(Inv 49394 Churchyard - mow x2 & strim x 2)	VAT	£	49.20		
Turfsoil Limited		£	85.00	£	102.00
(Invoice 49395 Playing field mow & strim)	VAT	£	17.00		
Streetlights (cheque 5346)		£	56.25	£	67.50
(invoice 8907 column 100 repairs)	VAT	£	11.25		
Streetlights (cheque 5347)					
Invoice 8936 - maintenance contract payment 1 (of 4)		£	1,093.87	£	1,312.64
	VAT	£	218.77		
Invoice 8937 - maintenance contract payment 2 (of 4)		£	1,093.87	£	1,312.64
	VAT	£	218.77		
Apogee (cheque 5348)		£	25.00	£	30.00
Invoice 4227737 June photocopies)	VAT	£	5.00		
CFCorporate (Cheque 5349)		£	152.23	£	182.68
Invoice MI/0193805 - p/copier rental 1/9/17- 30/11/17	VAT	£	30.45		
Tonbridge & Malling Borough Council (cheque 5350)				£	452.87
Cleaning of playing field/ play area & footpath)					
Mr R Selkirk (single cheque 5351)				£	156.65
(£38.97, £94.28 & 23.40)					
Mrs Claire Christmas (cheque 5352)				£	7.18
(Reimbursement for anti-bac wipes, fax & postage)					
(£5.00, £1.20 & .98)					
				Total	£ 3,962.56