

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 22ND AUGUST 2017, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Selkirk (Chairman)
Cllr. Richard Byatt
Cllr. Steve Harriott
Cllr. Merchant

Also in attendance:
Co-opted member Mike North

Minute		Action by	Action	Response
17/466	<u>APOLOGIES FOR ABSENCE</u> were received from Cllr. Smyth			
17/467	<u>DECLARATIONS OF INTEREST</u> - None, other than those routinely declared.			
17/468	<u>MINUTES</u> of the meeting held on 25 th July 2107 - were approved and signed.			
17/469	<u>TMBC LOCAL PLAN</u> Following on from the summary report issued by TMBC on the 25 th July, members have now had the opportunity to consider the report, in particular, those parts relevant to West Malling. Cllr. Byatt has circulated his comments to members and Cllr. Selkirk is to compile a report based on feedback from members. It was agreed that a public meeting be organised for mid – October to enable the Parish Council to update residents. Clerk to contact the school re hiring of the school hall for a public meeting. See link to TMBC report. https://democracy.tmbc.gov.uk/ielssueDetails.aspx?Ild=12607&PlanId=0&Opt=3#AI12986	Clerk		
17/470	<u>WEST MALLING NEIGHBOURHOOD PLAN</u> It was agreed that a more comprehensive public questionnaire be formulated and that this could be launched at the proposed public Local Plan event.			
17/471	<u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u> There were no building approvals			
17/472	<u>TREE APPLICATION APPROVALS</u> 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			

	<p>pollard head to an estimated height on completion of works of 10 metres and T3 larger of the 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>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
17/473	<u>PLANNING APPLICATION REFUSALS</u>			
	There were no planning application refusals			
17/474	<u>BUILDING PLANNING APPLICATIONS</u>			
474.1	<p>TM/17/01841/FL - Fern Cottage 54 Brickfields West Malling ME19 5AQ Two storey wing extension and single storey infill extension.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee decided that we SUPPORT this planning application, however, we note that the application is silent as to the materials to be used for the construction of the Winter Garden and we would ask that it be constructed out of timber and glass.</i></p>			
474.2	<p>TM/17/01863/FL 4 Epsom Close West Malling ME19 6NX First floor side extension and ground floor extension</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee decided that we SUPPORT this planning application.</i></p>			
474.3	<p>TM/17/01693/FL - 5 Pointed Star 100 High Street West Malling ME19 6NE Retrospective application – erection of fence within the rear courtyard.</p> <p>Members felt that the planning application was incomplete and needed to be clarified. Questions raised with TMBC are:</p> <ul style="list-style-type: none"> • The application refers only to the fence and not to the pergola – should the pergola be included in the application? • Should the new lighting be part of the application? • Does this fall under a Listed Building application? <p>The Planning Officer had previously requested additional information from the applicant's agents and is awaiting a reply. This will be considered by the planning committee once the additional information has been received.</p>			
474.4	<p>TM/17/02060/FL - Church House 137 High Street West Malling ME19 6ND Demolish greenhouse and replace with extension of existing veranda with glazing behind, demolish lean to WC/store in service yard and extend existing single storey extension up to south wall of courtyard.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee has decided that it supports this application, however, we would ask that the Conservation Officer visit the property and should the Conservation Officer have any concerns, we would ask that these be reported back to the Parish Council.</i></p>			
474.5	<p>TM/17/01941/AT - 2 West Street West Malling ME19 6QX To install 3D, acrylic lettering to be positioned within the existing fascia board.</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>			

	<ul style="list-style-type: none"> • 2 West Street is a Listed Building, in one of the oldest parts of the town, in view of this it is felt that the 3D, acrylic lettering is not in keeping with the setting in the West Malling Conservation Area. • Historically, all signs on this promenade of shops have been flat to the fascia board. Traditionally they have been either hand painted or of a flat design on a black background matching the curvature of the fascia. This reflects the particular heritage of these shops and maintains the correct look and feel appropriate to character of the buildings. 			
17/475	<u>LISTED BUILDING PLANNING APPLICATIONS</u>			
475.1	<p>TM/17/02061/LB - Church House 137 High Street West Malling ME19 6ND Demolish greenhouse and replace with extension of existing veranda with glazing behind, demolish lean to WC/store in service yard and extend existing single storey extension up to south wall of courtyard</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee has decided that it supports this application, however, we would ask that the Conservation Officer visit the property and should the Conservation Officer have any concerns, we would ask that the these be reported back to the Parish Council.</i></p>			
475.2	<p>TM/17/01940/LB - 2 West Street West Malling ME19 6QX To install 3D, acrylic lettering to be positioned within the existing fascia board.</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> <ul style="list-style-type: none"> • 2 West Street is a Listed Building, in one of the oldest parts of the town, in view of this it is felt that the 3D, acrylic lettering is not in keeping with the setting in the West Malling Conservation Area. • Historically, all signs on this promenade of shops have been flat to the fascia board. Traditionally they have been either hand painted or of a flat design on a black background matching the curvature of the fascia. This reflects the particular heritage of these shops and maintains the correct look and feel appropriate to character of the buildings. 			
475.3	<p>TM/17/01803/LB –5 West Street West Malling ME19 6QX</p> <p>External works – new windows and doors to ground floor rear elevation. Internal works – new door opening and new partitions to ground and first floor.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee has decided that it supports this application, however, we would ask that the Conservation Officer visit the property and should the Conservation Officer have any concerns, we would ask that the these be reported back to the Parish Council.</i></p>			
475.4	<p>TM/17/01773/LB –National Westminster Bank Ltd 43 Swan Street West Malling ME19 6JU</p> <p>Installation of New Cisco Wireless Access Points within the branch to provide access to wireless internet within the site.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee decided that we SUPPORT this planning application.</i></p>			
17/476	<u>TREE PLANNING APPLICATIONS</u>			
476.1	<p>TM/17/01920/TPOC - Baxter Homes Mill Yard, Swan Street West Malling Mature conifer – to fell and replace with a more suitable ornamental species.</p>			

	rooflights and internal alterations was considered at the July planning meeting. 2 West Street, West Malling – planning permission was granted 17/12/15 for a change of use from Police Office to A1.			
17/479	<u>TMBC FUTURE HANDLING OF WEST MALLING CONSERVATION AREA</u>			
	No further update			
17/480	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
	Next meeting date is the 27 th September 2017. Discussion regarding the future attendance at Area 2 for members of the Planning Committee.			
17/481	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC –</u> none			
17/482	<u>QUESTIONS FROM COUNCILLORS</u> Community rights – recently distributed information from the Department for Communities and Local Government illustrated the different forms of community rights such as right to build and community shares. Cllr Merchant wondered if these could be of use to West Malling. To be listed as an agenda item for the next planning meeting. Clerk to note agenda.	Clerk	✓	
	Date of next meeting: Tuesday 26 th September 2017 at West Malling Village Hall.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.54 pm Signed..... Date.....			