

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 26TH SEPTEMBER 2017, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Selkirk (Chairman)
Cllr. Richard Byatt
Cllr. Yvonne Smyth

Minute		Action by	Action	Response
17/530	<u>APOLOGIES FOR ABSENCE</u> were received from Cllr. Merchant			
17/531	<u>DECLARATIONS OF INTEREST</u> - None, other than those routinely declared.			
17/532	<u>MINUTES</u> of the meeting held on 22 nd August 2107 - were approved and signed.			
17/533	<u>TMBC LOCAL PLAN</u>			
533.1	Cllr. Dean is in discussions with Ian Bailey of T&MBC to determine if West Malling Parish Council are able to put forward any additional information at this stage and if so, to determine timelines.			
533.2	‘Planning for the right homes in the right places’ It was agreed that West Malling Parish Council respond to the Department for Communities & Local Government consultation, ‘Planning for the right homes in the right places’. Cllr. Byatt is to draft a response to be considered at the next planning meeting. Consultation deadline of 9 th November. Link to consultation - https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals	RB		
17/534	<u>WEST MALLING NEIGHBOURHOOD PLAN</u>			
	Cllr. Selkirk confirmed that a community event be organised in the near future.			
17/535	<u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u>			
535.1	TM/17/02060/FL & TM/17/02061/LB - Listed Building Application 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. Granted <i>[West Malling Planning Committee had had no objections, but did ask that the Conservation Officer attend the property and consider the application]</i>			
535.2	TM/17/01941/AT & TM/17/01940/LB - Listed Building Application 2 West Street West Malling ME19 6QX To install 3D, acrylic lettering to be positioned within the existing fascia			

	board. Granted <i>[West Malling Parish Council had objected to this application]</i>			
535.3	TM/17/01773/LB – Listed Building Application National Westminster Bank Ltd 43 Swan Street West Malling ME19 6JU Installation of New Cisco Wireless Access Points within the branch to provide access to wireless internet within the site. Granted <i>[West Malling Parish Council had supported this application]</i>			
535.4	TM/17/01803/LB – Listed Building Application 5 West Street West Malling ME19 6QX External works – new windows and doors to ground floor rear elevation. Internal works – new door opening and new partitions to ground and first floor. Granted <i>West Malling Planning Committee had had no objections, but did ask that the Conservation Officer attend the property and consider the application]</i>			
535.5	TM/16/02388/FL – Mill Yard, 26 Swan Street, West Malling ME19 6LP. Creation of 2 small retail units. Granted <i>[West Malling Parish Council had supported this application]</i>			
17/536	<u>PLANNING APPLICATION REFUSALS</u>			
	TM/17/01841/FL - Fern Cottage 54 Brickfields West Malling ME19 5AQ Two storey wing extension and single storey infill extension Refused <i>[West Malling Parish Council had supported this application]</i>			
17/537	<u>TREE APPLICATION APPROVALS</u>			
537.1	TM/17/02204/TNCA - The Old Vicarage 126 High Street West Malling ME19 6NE To reduce 1 maple and 1 Catalpa in size. Granted <i>[West Malling Parish Council had supported this application]</i>			
537.2	TM/17/02213/TNCA - 55 Swan Street West Malling ME19 6LW T1 Cypressus – to remove tree & replant a smaller tree in its place & T2 &T3, Cypressus – to reduce height by 15 feet. Granted <i>[West Malling Parish Council had supported this application]</i>			
537.3	TM/17/02236/TNCA – Land adjoining 18 Norman Road West Malling. Granted <i>[West Malling Parish Council had not commented on this application as the application was made by the Parish Council]</i>			
17/538	<u>TREE APPLICATION REFUSALS</u>			

	<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> <p>Refused</p> <p><i>[West Malling Parish Council had objected to this application]</i></p>			
17/539	<u>BUILDING PLANNING APPLICATIONS</u>			
539.1	<p>TM/17/02224/FL – 281 London Road West Malling ME19 5AE Extension, alteration & conversion of existing bungalow to form x 2 two to three bedroom two storey semi-detached dwelling houses and the erection of a x 1 new two bedroom bungalow with associated access, parking and turning.</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. The proposed plans to replace one property with three are a considerable overdevelopment of the land;</i> <i>2. Vehicles accessing the rear of the property would pose a hazard to pedestrians using the narrow Public Right Of Way;</i> <i>3. The surface of the Public Right of Way is of poor quality and not capable of dealing with the increase in traffic;</i> <i>4. The car parking at the front of the property is very tight and we do not feel it is a sufficient size to adequately handle the volume of vehicles proposed;</i> <i>5. The new access onto the London Road has a very limited visual splay;</i> <i>6. Using the new access from the opposite side of the road would be dangerous as this is a high speed stretch of road, very close to a bend in the road, limiting driver’s sight to a stationary vehicle.</i> <i>7. In addition members are concerned about additional cars accessing onto the London Road, which is a busy, fast moving stretch of road.</i> 			
539.2	<p>TM/17/02216/FL - Crai Wel, 15 Norman Road West Malling ME19 6RL. First floor rear extension.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee decided that we SUPPORT this planning application but would like to make the following comments:</i></p> <p><i>The Committee felt that the drawings lacked detail and it was therefore unclear as to how the first floor extension is to be supported by the existing ground floor extension, we would ask therefore that building control confirm the details of the application.</i></p>			
539.3	<p>TM/17/01863/FL 4 Epsom Close West Malling ME19 6NX First floor side extension and ground floor extension – to consider amended plans.</p> <p><i>The Planning Committee commented as follows:</i></p> <p><i>The Committee decided that we SUPPORT this planning application. The Planning Committee are pleased to note that the applicants have amended the plans to take into account the concerns of neighbours.</i></p>			
17/540	<u>TREE PLANNING APPLICATIONS</u>			
540.1	<p>TM/17/02506/TNCA -72 St Leonards Street West Malling ME19 6PB T1 Ash to pollard to previous points, T2 to reduce by 50% and to trim the Leylandii.</p>			

	The Planning Committee commented as follows: <i>The Committee has decided that it supports this application.</i>			
540.2	TM/1702446/TPOC - 101 St Leonards Street West Malling ME19 6PE. Removal & reduction of trees identified as contributing to structural problems to cottage. The planning application refers to a structural survey and members would like sight of this before commenting on this application. Clerk to request survey	Clerk	✓	
17/541	<u>STREET NAME CONSULTATION</u>			
	Church Centre – Churchfields. Consultation letter received from T&MBC regarding possible new street names for the Church Centre redevelopment. The officer in charge at T&MBC sought the opinion of the Parish Council as to whether or not the redevelopment should have a new street name or remain part of Churchfields and if it were to have a new name, to comment on suggestions made by the developer and perhaps put forward new suggestions. It was agreed to respond as follows: 'Members felt that the refurbished Church Centre should not have a new street name but should fall under 'Churchfields'. Members were in agreement that the new housing could have a development name and suggested that maybe the Church (previous owners of the property) and the wider community could perhaps be consulted.'			
17/542	<u>PLANNING ENFORCEMENT</u> Current investigations:			
542.1	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. Clerk to chase T&MBC officer.	Clerk	✓	
542.2	Condition of Arundel House, High Street – Clerk reported that the scaffolding licence is being renewed on a monthly basis and is therefore up to date..			
542.3	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 Marion Geary to chase response.	Clerk	✓	
542.4	17 Police Station Road West Malling – TMBC are currently making enquiries as to whether or not the building work being undertaken complies with the planning permission granted. Clerk to chase enforcement team at T&MBC.	Clerk	✓	
542.5	Potential new investigations: None			
17/543	<u>EMPTY PROPERTIES IN WEST MALLING</u>			
	Empty properties have previously been identified. Clerk awaiting response from TMBC as to whether they keep a list empty properties.			
17/544	<u>COMMUNITY RIGHTS</u>			
	It was agreed that this item be listed on the agenda for October. See link to the Department for Communities & Local Government guidance. https://www.gov.uk/government/publications/youve-got-the-power-a-quick-and-simple-guide-to-community-rights/youve-got-the-power-a-quick-and-simple-guide-to-community-rights			
17/545	<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.			
17/546	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> none			
17/547	<u>QUESTIONS FROM COUNCILLORS</u> Lobster Pot – Mrs Smyth asked that the Clerk make contact with KCC to ask that the scaffolding and hoarding be lit as they cannot be seen in the dark and pose a hazard. Park Cottage, 2 Windmill Lane East – Cllr. Byatt reported on his meeting with the owner of Park Cottage. The Parish Council had been concerned that the new extension would be visible from Manor Park and commented to that effect, T&MBC placed a condition on the planning permission that the applicant produce a landscaping scheme before the property is inhabited and an informative that it may be advisable that the applicant approach the Parish Council to discuss any landscaping scheme with them. Cllr. Byatt and tree warden had been to visit the property and met with the applicant; Mr Byatt had produced a report. It was agreed that the report be circulated to members and provided that there were no revisions to the report, that the report be sent to T&MBC & the applicant.	Clerk Clerk	✓ ✓]	
	Date of next meeting: Tuesday 24 th October 2017 at West Malling Village Hall.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.20 pm Signed..... Date.....			