

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 24<sup>TH</sup> OCTOBER 2017, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Cllr. Richard Byatt  
Cllr. Keith Bullard  
Cllr. Ben Merchant

**Also in attendance:** Mr Haydon McDonald of 101 St Leonards Street.

**Due to the resignation of Cllr. Richard Selkirk, it was agreed at Full Council on 3<sup>rd</sup> October that Cllr, Richard Byatt (Vice Chairman of the Planning Committee) act as Chairman of the Planning Committee**

Minute		Action by	Action	Response
17/596	<b>APOLOGIES FOR ABSENCE</b> were received from Cllr. Smyth			
17/597	<b>DECLARATIONS OF INTEREST</b> - None, other than those routinely declared.			
17/598	<b>MINUTES</b> of the meeting held on 26 <sup>th</sup> September 2017 - were approved and signed.			
	Councillors agreed to change the order of the agenda items to enable the St Leonards Street application (17 / ) to be considered first as the applicant was in attendance			
17/599	<b>TREE PLANNING APPLICATIONS</b>			
	<p><b>TM/1702446/TPOC</b> - 101 St Leonards Street West Malling ME19 6PE. Removal &amp; reduction of trees identified as contributing to structural problems to cottage.</p> <p>Members of the Planning Committee had asked to have sight of the structural survey, this had now been produced.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee has decided that it <b>supports</b> this application; however would ask that the following be considered when the application is decided upon.</i></p> <ul style="list-style-type: none"> <li>Members would ask that an advisory be considered stating that the 2 groups of Ash on the perimeter of the site be retained if at all possible.</li> <li>Members would also ask that the applicant discusses with the Landscape Officer suitable species for replanting, or, gives reasons as to why replanting will not take place.</li> </ul>			
17/600	<b>TMBC LOCAL PLAN</b>			
600.1	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.			
600.2	Consultation - Planning for the right homes in the right places. Link to consultation - <a href="https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals">https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals</a>			

	Cllr. Byatt had drafted an initial response which had been circulated to all members of the planning committee. The response is to be reformulated so that it can be submitted using the online question and answer format. It was agreed that Cllr. Byatt would redraft the response and send to planning members and then to be listed on the agenda for Full Council on 6 <sup>th</sup> November 2017. Consultation deadline of 9 <sup>th</sup> November.	RB		
<b>17/601</b>	<b><u>WEST MALLING NEIGHBOURHOOD PLAN</u></b>			
	T&MBC have confirmed that they do not have a designated Neighbourhood Plan Officer and that all Parish Council enquiries / communication should be addressed to the Planning Policy Team who are liaising with those Parish Councils who are considering or undertaking a Neighbourhood Plan. Funding – details on funding can be found at the Locality website – see link <a href="http://locality.org.uk/projects/building-community/">http://locality.org.uk/projects/building-community/</a> Funding options include a grant up to the sum of £9000 to assist with the costs of preparing a Neighbourhood Plan.  Action Points: Cllr. Merchant agreed to undertake research into funding options. It was agreed that at this stage, further research and enquires should be undertaken to establish the actual impact of current Neighbourhood Plans; further consultation to be had with Parish Councils who have a Neighbourhood Plan. Further consideration to be given to title and timeframe. Further enquires to be made regarding asking a Neighbourhood Plan / Planning consultant to speak with members of the Planning Committee.	BM RB ALL Clerk		
<b>17/602</b>	<b><u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u></b>			
<b>602.1</b>	<b>TM/17/02216/FL</b> – Crai Wel 15 Norman Road West Malling ME19 6RL. First floor rear extension  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
<b>602.2</b>	<b>TM/17/01863/FL</b> 4 Epsom Close West Malling ME19 6NX First floor side extension and ground floor extension – to consider amended plans.  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
<b>17/603</b>	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
	There were no planning application refusals			
<b>17/604</b>	<b><u>WITHDRAWN APPLICATIONS</u></b>			
	<b>TM/17/01588/LB - Listed Building Application</b> Arundel House 88 High Street West Malling ME19 6NE. Replacement timber double glazed windows.  Application withdrawn – applicant to undertake like for like repairs to window and roof valley.			
<b>17/605</b>	<b><u>TREE APPLICATION APPROVALS</u></b>			
	<b>TM/17/02506/TNCA</b> -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.  Granted  <i>[West Malling Parish Council had supported this application]</i>			
<b>17/606</b>	<b><u>TREE APPLICATION REFUSALS</u></b>			

	There were no tree application refusals			
<b>17/607</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>607.1</b>	<p><b>TM/17/01693/FL</b> – 5 Pointed Star 100 High Street West Malling ME19 6NE Retrospective application – erection of fence within the rear courtyard. To consider additional information.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee has decided that it stands by the comments which have been previously submitted, as follows:</i></p> <p><i>West Malling PC has a number of concerns about this application. The addition of a pergola, the increased seating and installation of heating units suggest that the use of this area will be intensified and extended with possible disturbance to neighbours. We are concerned that, at some point, a roof covering could be added - creating, effectively, an external room. We would like to see this possibility restricted through a condition. Any speaker system or lighting must be installed and managed to limit nuisance to neighbouring properties; ideally through conditions on sound levels and hours of operation.</i></p>			
<b>607.2</b>	<p><b>TM/17/02608/FL</b> - 7 Epsom Close West Malling ME19 6NX Demolition of chimney. Loft conversion with rear dormer window and 3 roof lights to front elevation</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has met to discuss this planning application and has decided that it supports this application.</i></p>			
<b>607.3</b>	<p><b>TM/17/02750/FL</b> - 44 Sandown Road West Malling ME19 6NS Conversion of part of existing garage to form utility and cloakroom</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has met to discuss this planning application and has decided that it supports this application.</i></p>			
<b>607.4</b>	<p><b>TM/17/0281/FL &amp; TM/17/02802/LB (Listed Building application)</b> - Brome House 148 High Street West Malling. Glazed link within courtyard and new rooflight in existing aperture.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has met to discuss this planning application and has decided that it supports this application</i></p>			
<b>607.5</b>	<p><b>TM/17/02770/LB - (Listed Building application)</b> 53 Swan Street West Malling ME19 6LW Installation of new wooden front door and replacement of a single glazed rear bathroom casement window with double glazed window.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has met to discuss this planning application and has decided that it supports this application.</i></p>			
<b>17/608</b>	<b><u>TREE PLANNING APPLICATIONS</u></b>			
<b>608.1</b>	<p><b>TM/17/02696/TNCA</b> - Gundulfs Meadow 181 Offham Road West Malling ME19 6RF T1 Eucalyptus – fell to approx. 2 ft in height. T2 Oak – removal of one limb and deadwood.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has met to discuss this planning application</i></p>			

	<i>and has decided that it supports this application.</i>			
<b>608.2</b>	<p><b>TM/17/02690/TNCA - 21 Police Station Road West Malling</b> Cypress trees and mixed hedge – trim back to boundary to suitable growth points.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has met to discuss this planning application and has decided that it supports this application.</i></p>			
<b>17/609</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
<b>609.1</b>	<p><b>Current investigations:</b></p> <p><b>Appledene Farm</b> – concern had been expressed that the hedgerow had been replanted using plant whips which are now being overrun and swamped by weeds; WMPC had asked if T&amp;MBC had any legal powers to enforce the replanting of the hedge.</p> <p>T&amp;MBC Development Control responded as follows: I can advise that we have visited the site again, have considered the matter further and also sought a legal opinion on the potential for further intervention on this matter as you have requested. As a result, I can advise that there is no locus for the Council as Local Planning Authority to require any further action to be taken on the part of the landowner to maintain the replanted hedge in a certain way.</p>			
<b>609.2</b>	Condition of <b>Arundel House, High Street</b> – Clerk reported that the scaffolding licence is being renewed on a monthly basis and is therefore up to date. Listed Building application for replacement timber double glazed windows has been withdrawn. Parish Council to continue to monitor progress.			
<b>609.3</b>	<b>Martins newsagents, High Street</b> –TMBC have requested that the new Conservation Officer (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.	<b>Clerk</b>		
<b>609.4</b>	<b>17 Police Station Road Clerk Malling</b> – a T&MBC enforcement officer has now been to the property and reported back to the Parish Council. It was noted by the officer that part of the front wall has been removed to enable an additional car to be parked off road; the Clerk has asked if this would require retrospective planning permission as taking the wall down would appear to be outside the granted planning permission. Clerk to chase response.	<b>Clerk</b>		
<b>609.5</b>	<p><b>Potential new investigations:</b> None</p>			
<b>17/610</b>	<b><u>CONSERVATION OFFICER</u></b>			
	Due to the retirement of its Conservation Officer, T&MBC now only have 'limited access' to a Conservation Officer who is based at Tunbridge Wells Borough Council; T&MBC planning officers make a decision on a case by case basis as to whether or not they need to seek the advice of staff in Tunbridge Wells. Due to the number of listed buildings within West Malling, members are concerned about this limited access to such planning expertise. It was agreed that the situation be monitored in the short term and to speak with other Parish Councils (including via KALC) to see if they have been affected by the loss of the Conservation Officer.	<b>Clerk</b>		
<b>17/611</b>	<b><u>EMPTY PROPERTIES IN WEST MALLING</u></b>			
	Known empty properties have previously been identified – no update. It was agreed that this item be taken off the agenda for next month.			

17/612	<b><u>COMMUNITY RIGHTS</u></b>		
	<p>It was agreed that this item be listed on the agenda for November.                  See link to the Department for Communities &amp; Local Government guidance.  <a href="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">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</a></p> <p>Cllr. Merchant to research the information provided by the Department for Communities &amp; Local Government.</p>	<b>BM</b>	
17/613	<b><u>FLYPOSTING</u></b>		
	<p>Following a spate of recent flyposting in the High Street (in particular on the railings by the crossing), the Clerk had contacted T&amp;MBC for some clarification as to their powers to deal with the issue. Concern was expressed that flyposting may get progressively worse.                  Clerk to chase enforcement office at TMBC</p>	<b>Clerk</b>	
17/614	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> none		
17/615	<b><u>QUESTIONS FROM COUNCILLORS</u></b>		
	<p><b>Permitted Development applications</b> – Cllr Merchant enquired about the possibility of looking at Permitted Development applications (which the Parish Council are not consulted on) with the possibility of commenting directly to the applicants. This would be beneficial if the Parish Council were able to draw to the applicants attention matters such as materials that are more in keeping with the surrounding area or the Conservation area. Before taking this further, Clerk to check status of any existing guidance on design and character that might be used.</p>	<b>Clerk</b>	
17/616	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>		
	<p>Next meeting date is the 8<sup>th</sup> November 2017. The agenda has not yet been distributed.                  Discussion regarding the future attendance at Area 2 for members of the Planning Committee.</p>		
	<p><b>Date of next meeting:</b> Tuesday 28<sup>th</sup> November 2017 at West Malling Village Hall.</p>		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.42 pm</p> <p>Signed.....</p> <p>Date.....</p>		