

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 20 JANUARY 2015, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mr A West (Chairman)
Mrs Y Smyth
Mrs A Turner
Co-opted member:
Mr M North

Minute		Action by	Action taken	Response
15/47	APOLOGIES FOR ABSENCE were received from Mr Bullard, Mr Carroll and Mr Galloway, and from Mr Harriott retrospectively.			
15/48	DECLARATIONS OF INTEREST - none other than those routinely declared			
15/49	MINUTES of the meeting held on 16 December 2014 were approved and signed			
15/50	MATTERS ARISING from the minutes not otherwise on the agenda - TM/13/01464/FL – erection of a conservatory at Rotary House Norman Road – it was noted that this application was not being proceeded with			
15/	PLANNING APPLICATIONS			
51.1	TM/14/04188/LB - Listed Building Application – creation of a new door opening between the main wing and northern crosswing at first floor level. Removal of 20 th C. blockwork and render infill panels to an internal crosswing oak frame. Levelling of landing floors in oak boarding to match previously consented alterations at Priors House 18 King Street for Dr Theodora Zemek <i>[No objections]</i>	Clerk	✓	
51.2	TM/14/04189/FL – one storey rear extension to fill in side yard of the rear outrigger at 18 Churchfields for Mrs Claire Moreno <i>[No objections]</i>	Clerk	✓	
51.3	TM/14/04223/FL – single storey flat roof extension to rear at 69 Norman Road for Mr Bruce Dickson <i>[No objections]</i>	Clerk	✓	
51.4	TM/14/04267/LRD – details submitted of joinery, eaves and rainwater goods and internal and external materials pursuant to conditions 2 and 3 of Listed Building Consent TM/12/01303/LB (demolition of existing garage, erection of two storey side extension and single storey rear extension, lightwells to basement, formation of new vehicular access (including alterations to railings and demolition and rebuild of front wall), new vehicular access and erection of double garage) at 55 Swan Street for Mr John Ariel <i>[No objections]</i>	Clerk	✓	

51.5	TM/14/04182/RD – details submitted of external materials, planting and watching brief pursuant to conditions 3, 4 and 5 of planning permission TM/12/01302/FL (demolition of existing garage, erection of two storey side extension and single storey rear extension, lightwells to basement, formation of new vehicular access (including alterations to railings and demolition and rebuild of front wall), new vehicular access and erection of double garage at 55 Swan Street for Mr John Ariel			
	<i>[No objections]</i>	Clerk	✓	
51.6	TM/14/03329/FL – retrospective application for formation of vehicular access, gravelled off-road parking area and erection of fence and gate to garden at 65 Offham Road for Mr John Kirkham			
	<i>[No objections]</i>	Clerk	✓	
51.7	TM/14/04157/FL – formation of a vehicle access for non-householder use on to a highway in Lavenders Road from land adjacent to Eden House at Land at Lavenders Road for Mr D Catterall			
	<i>[Members OBJECTED to this proposal. The vision splay was considered inadequate at that location but a larger splay would cause damage to the bank. Members thought that this might possibly be ancient hedgerow. Members suggested that creation of access from Eden House might be considered which they thought would provide better security.]</i>	Clerk	✓	
51.8	TM/14/04291/FL – extension to main roof over garage, additional rooms to loft area, creation of front gable with and side dormer to south elevation together with replacement windows, window opening alterations and upgrade of existing ground floor habitable rooms at Tudor Cottage, 134 High Street for Mr Reeve .			
	Members had been provided with a copy of a letter of objection from a resident			
	<i>[Members had no objections IN PRINCIPLE but did object to the design of the front elevation: they regretted the loss of the hipped end which was proposed to be gable end instead. This members considered to be unbalanced and intrusive. Members also OBJECTED to the dormer. Members also were concerned about the lack of detail for the garage doors and windows. Members urged that the materials used ought to be more sensitive than those used for the recent extension. It was hoped that the development would be in close communication with the Borough Council's Conservation Officer.]</i>	Clerk	✓	
51.9	TM/14/04292/LB - Listed Building Application - extension to main roof over garage, additional rooms to loft area, creation of front gable with and side dormer to south elevation together with replacement windows, window opening alterations and upgrade of existing ground floor habitable rooms at Tudor Cottage, 134 High Street for Mr Reeve			
	<i>[Members had no objections IN PRINCIPLE but did object to the design of the front elevation: they regretted the loss of the hipped end which was proposed to be gable end instead. This members considered to be unbalanced and intrusive. Members also OBJECTED to the dormer. Members also were concerned about the lack of detail for the garage doors and windows. Members urged that the materials used ought to be more sensitive than those used for the recent extension. It was hoped that the development would be in close communication with the Borough Council's Conservation Officer.]</i>	Clerk	✓	
51.10	TM/14/04026/FL – single storey extensions to rear elevation and extend new pitched roof over existing flat roofs; install solar panels to roof at 140 High Street for Mr H Wooldridge			
	<i>[No objections]</i>	Clerk	✓	
	Although the following application did not appear on the agenda, members agreed to consider it in view of time constraints.			
51.11	TM/14/04123/RD – details of boundary treatments and soft landscaping pursuant to condition 3 of planning permission TM/14/01380/FL (demolition of existing dwelling and outbuildings, and erection of replacement dwelling with detached garage and alterations to access (re-submission of TM/13/02215/FL) at Carpenters 136 Offham Road for Swift Roofing Contracts Ltd			
	<i>[No objections]</i>	Clerk	✓	

15/	<u>PLANNING APPROVALS</u>			
52.1	TM/14/03537/FL – single storey rear/side extension to dwelling at 23 Offham Road for Mr Gary and Ms Julie Cowan and Casburn			
52.2	TM/14/03687/LB - Listed Building Application – replacement boiler including new 4 inch flue through external rear wall at 161 Norman Road for Mr David Lewrey <i>Subject to conditions including, inter alia:</i> <ul style="list-style-type: none"> • <i>The area of stonework removed around the new flue shall be re-laid with a bond and repointed to match the existing building</i> 			
52.3	TM/14/02986/RD – details of materials, access gradient, surface water, landscaping and waste pursuant to conditions 2, 5, 6 ,8 and 11 of planning permission TM/14/00969/FL (demolition of existing single storey bungalow and construction of new two storey house with freestanding garage) at 93 Norman Road for Mr & Mrs Mark Adams <i>With an Informative:</i> <i>The applicant is reminded that Condition 10* of TM/14/00969/FL is still outstanding and requires details to be submitted [*Prior to the commencement of development, details of a scheme to demonstrate that the development hereby approved will incorporate appropriate measures to contribute to a sustainable environment shall be submitted to the Local Planning Authority for approval. The scheme shall include measures to minimise waste generation, and to minimise water and energy consumption, having regard to the need for 10% of energy consumption requirements to be generated on-site from alternative energy sources and the potential for recycled water. The approved scheme shall be implemented prior to the first occupation of the dwelling hereby approved]</i>			
52.4	TM/14/03736/FL – replacement of timber sash windows to UPVC sash windows at 2-4 High Street for UK Homes & Property Limited			
52.5	TM/14/03816/TNCA – Walnut (T1) – fell because of excessive growth and endangerment to building at 140 High Street for Mr Philip Harry Wooldridge			
52.6	TM/14/03847/TNCA – 1. Corsican Pines – remove overhanging and dead limb. 2. Fell Leylandii. 3. Ash, Cherry and sycamore – clear overhanging branches at Douces Manor St Leonards Street for ELM			
52.7	TM/14/03727/TNCA – T1 Ash Tree – Coppice at 132 St Leonards Street for Miss Gwyneth Barkham			
52.8	TM/14/03965/TNCA – (T1) Field Maple – Reduce crown height and spread by approximately 1.5-2m to reduce overhang to the neighbours and allow light at National Westminster Bank Ltd 43 Swan Street for Rentokil Initial			
52.9	TM/14/04019/TNCA – (T1) Reduce and reshape Red Oak. (T2) Fell Larch to ground level at Farriers Cottage 12 King Street for Graeme Martin			
15/53	<u>PLANNING APPEAL</u> TM/14/02945/FL – notification had been received of appeal against T&MBC’s refusal to grant permission for construction of single detached garage within front garden at 30 Sandown Road for Mr A Chamberlain [as this Appeal was proceeding under the Householder Appeals Service there was no opportunity to submit further comments; the appeal would be determined on the basis of written representations]			

15/	<p><u>PLANNING CORRESPONDENCE</u></p> <p>Receipt was noted of the following:</p>			
54.1	<p>T&MBC “B Lists” – 14/50, 14/51 15/01, 15/02 [available electronically on request to the Clerk]</p>			
54.2	<p>T&MBC Area 2 - agenda papers re meeting on 21 January 2015. The Clerk reported that there were no agenda items relating to WM.</p>			
15/55	<p><u>ACCOUNTS FOR PAYMENT</u> totalling £479.21 were approved. Clerk to arrange for Mr Bullard to countersign the cheques. The Clerk explained that the payment to Mr Collins for litter-picking had been omitted in error (Clerk’s error) from the cheque drawn on 5 January 2015.</p>	<p>Clerk/ KB</p>	<p>✓</p>	
15/56	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u></p> <p>Lucks Hill - Mrs Smyth reported that she had been contacted by a member of the public enquiring as to possible development of the land opposite More Park School, Lucks Hill. Mr West explained that no planning application had been received in respect of any such development so the Committee was unable to provide any information.</p>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.35pm</p> <p>Signed.....</p> <p>Date.....</p>			