

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 17 FEBRUARY 2015, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mr A West (Chairman)
Mr F Carroll
Mrs A Turner
Co-opted member:
Mr M North
Also in attendance:
Mr & Mrs Fidgett

Minute		Action by	Action taken	Response
15/95	<u>APOLOGIES FOR ABSENCE</u> were received from Mr Galloway and Mrs Smyth and from Mr Harriott retrospectively.			
15/96	<u>DECLARATIONS OF INTEREST</u> – none other than those routinely declared			
15/97	<u>MINUTES</u> of the meeting held on 20 January 2015 were approved and signed			
15/98	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda – None			
15/	<u>PLANNING APPLICATIONS</u>			
99.1	TM/15/00082/FL – side extension, porch and 3 dormer windows at The Granary Eden Farm Lane for Mr and Mrs John and Jan Fidgett			
	The Clerk made available to members the letter received from the applicant, who were present at the meeting.			
	<i>[Members had no objections and in fact considered the proposals to be an improvement over the existing]</i>	Clerk	✓	

99.2	<p>TM/14/04291/FL & TM/14/04292/FL – re: extension to main roof over garage, additional rooms to loft area, creation of front gable 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 – <u>revisions to application to include changes to proposed roof, including additional dormer windows and alterations to window and door openings</u></p>		
	<p><i>[Members objected to the revised proposals as being detrimental to the streetscene and objected in particular to the dormers. Members wished to reiterate their previous comments, viz:</i></p> <p><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.</i></p> <p><i>It was hoped that the development would be in close communication with the Borough Council’s Conservation Officer. “</i></p> <p><i>Members were concerned that there were still no details of the garage doors.</i></p> <p><i>Members expressed concern about the position of the gates relative to the road.</i></p> <p><i>Members considered that these revised proposals were in fact worse than the previous version.</i></p> <p><i>If T&MBC should be minded to approve these proposals then members feel that any approval ought to be conditioned to prevent the use of the annex as a separate dwelling]</i></p>	Clerk	✓
99.3	<p>TM/15/00214/RD – details of materials, joinery, disposal of foul and surface water, floor levels and below ground foundations pursuant to conditions 2, 3, 5, 6 and 7 of planning permission TM/13/03151/FL (two new timber framed log cabins to provide accommodation and partial demolition of existing greenhouse structure) at 27 Water Lane for Rev Pam Rink – together with amended external materials received to include dark grey steel roof and dark oak stained timber 5.2.15</p>		
	<p><i>[Members were of the opinion that the views of the T&MBC Conservation Officer and English Heritage ought to be taken into account.</i></p> <p><i>Members found that insufficient detail was provided to enable them to offer meaningful comments.</i></p> <p><i>In particular they found it confusing that there was reference to “roof tiles” and “profile roof” without an indication as to which applied]</i></p>	Clerk	✓
99.4	<p>TM/15/00240/FL – demolition of existing garage and conservatory and construction of a two storey side extension with integral garage and balcony and front/side extension providing ground floor breakfast/utility area and ensuite at first floor at Willowfields 158 Lavenders Road for Mr A Brown</p>		
	<p><i>[Members were aware that this represented a significant extension and were of the opinion that the materials used ought to be sensitive to the area]</i></p>	Clerk	✓
99.5	<p>TM/15/00285/AT – erection of non-illuminated signage comprising 2 fascia signs, 1 projecting sign and 1 vinyl ATM tablet at National Westminster Bank Ltd 43 Swan Street for RBS</p>		
	<p><i>[Members OBJECTED to the ATM vinyl tablet which they considered to be obtrusive, out of keeping with the character of the building and superfluous – and definitely NOT an enhancement to the streetscene]</i></p>	Clerk	✓
99.6	<p>TM/15/00286/LB - Listed Building Application – erection of non-illuminated signage comprising 2 fascia signs, 1 projecting sign and 1 vinyl ATM tablet at National Westminster Bank Ltd 43 Swan Street for RBS</p>		
	<p><i>[Members OBJECTED to the ATM vinyl tablet which they considered to be obtrusive, out of keeping with the character of the building and superfluous – and definitely NOT an enhancement to the streetscene]</i></p>	Clerk	✓

99.7	TM/15/00337/FL – alterations to dwelling house to form additional accommodation in roof space at 4 Orwell Spike for Mr Colin Terry			
	<i>[Members had no objections in principle but expressed concerns about the fire escape provision. The “accommodation in the roof space” had all the appearance of a master bedroom so it is assumed that compliance with fire regulations will be ensured]</i>	Clerk	✓	
99.8	TM/15/00134/TNCA – Birch – Reduce height by approximately 3m and balance and shape by light reduction of secondary growth at 25 Offham Road for Mr Letten			
	<i>[No objections]</i>	Clerk	✓	
99.9	TM/15/00227/TPOC – Sycamore tree – prune back branches overhanging wall at Land Adjoining Footpath South East of Nevill Court for Mrs Sarah Hadfield			
	<i>[No objections]</i>	Clerk	✓	
	Although the following application did not appear on the agenda, members agreed to consider this application owing to time constraints.			
99.10	TM/15/00289/FL – proposed single storey rear extension at 137 St Leonards Street for Mr Christopher Norris	Clerk	✓	
	<i>[No objections]</i>			
15/	PLANNING APPROVALS			
100.1	TM/14/03377/FL – erection of double garage at Stable Cottage 140 Lavenders Road for Mr Alexis Masters			
100.2	TM/14/02526/FL – demolition of existing detached bungalow and replacement with two storey dwelling including replacement garage at 145 St Leonards Street for Mr Peter Christopherson <i>Subject to conditions including, inter alia:</i> ❖ <i>Details of materials to be used externally to be approved....</i> ❖ <i>No windows or similar openings shall be constructed in the first floor (flank) north east elevation or catslide roof slope of the building other than as approved...</i> ❖ <i>No development shall be carried out within Class A, of Part 1, of Schedule 2 of the [Town and Country Planning (General Permitted Development) Order 1995]....unless planning permission has been granted...</i> ❖ <i>The existing front boundary wall and fence shall be retained at all times, unless otherwise approved....</i> ❖ <i>Details of joinery to be approved...</i>			
100.3	TM/14/04020/FL – resubmission of TM/14/03018/FL for a ground floor side extension with a new roof over existing rear extension at 59 Offham Road for Mr Andrew Protheroe			
100.4	TM/14/04038/FL – single storey rear extension with a new porch to the front at 11 Offham Road for Kalli Daffin <i>Subject to the use of matching materials externally</i>			
100.5	TM/14/03928/FL – erection of single storey rear extension at 224 Offham Road for Mr and Mrs D Bird <i>Subject to conditions including, inter alia:</i> ❖ <i>No development shall be carried out within Class A, of Part 1, of Schedule 2 of the [Town and Country Planning (General Permitted Development) Order 1995]....unless planning permission has been granted...</i>			

<p>100.6</p>	<p>TM/14/04182/RD – details submitted of external materials and landscaping pursuant to conditions 3 and 4 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</p> <p><i>With an Informative:</i></p> <ul style="list-style-type: none"> <i>The applicant is advised to consider the overall maintenance height of the new landscaping adjacent to 53 Swan Street by maintaining the planting at a height which will not impede outlook from the neighbouring ground floor window</i> 		
<p>100.7</p>	<p>TM/14/04148/TNCA – work to trees recommended following a Tree Health and Condition Survey at St Marys Church High Street for West Malling Parish Council</p>		
<p>100.8</p>	<p>TM/14/04156/TNCA – Bottom of garden: Remove mixed trees and shrubs including small Holly, Hazel, contorted Hazel and Cherry. Retain single stemmed Yew and Holly. Southern boundary of lawn: remove Sycamore at 124 High Street for Mr Stuart Richards</p>		
<p>100.9</p>	<p>TM/14/04189/FL – one storey rear extension to fill in side yard of the rear outrigger at 18 Churchfields for Mrs Claire Moreno</p>		
<p>15/101</p>	<p><u>ACCOUNTS FOR PAYMENT</u> totalling £776.22 were approved.</p>		
<p>15/102</p>	<p><u>PLANNING CORRESPONDENCE</u></p> <p>Receipt was noted of: T&MBC “B Lists” – 15/03, 15/04, 15/05, 15/06</p>		
<p>15/103</p>	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u> – None</p>		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.05pm</p> <p>Signed.....</p> <p>Date.....</p>		