

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 19 MAY 2015, 7.15PM AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mr R Selkirk (Chairman)
Mr S Harriott
Mrs C Lane
Co-opted member:
Mr M North

Minute		Action by	Action taken	Response
15/ 219	<u>INTRODUCTIONS</u> Mr Selkirk introduced himself as the new Chairman of the Planning Committee and welcomed members. He wished to place on record his thanks to Mr West the outgoing Chairman whose knowledge, both local and specialist, had been invaluable.			
15/ 220	<u>APOLOGIES FOR ABSENCE</u> were received from Mr Bullard, Mrs Dean, Mr Galloway and Mrs Smyth.			
15/ 221	<u>ELECTION OF CHAIRMAN</u> It was noted that Mr Selkirk had been elected Chairman of this Committee at the Full Council meeting the previous day (18 May 2015)			
15/ 222	<u>ELECTION OF VICE-CHAIRMAN</u> It was agreed to defer this item until the next meeting of the Committee. Clerk to note.	Clerk	✓	
15/ 223	<u>DECLARATIONS OF INTEREST</u> – none other than those routinely declared.			
15/ 224	<u>MINUTES</u> of the meeting held on 21 April 2015 were approved and signed			
15/	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda			
225.1	(15/189.2) 55 Swan Street, Driveway – the Clerk was to report this to T&MBC.	Clerk		
15/	<u>PLANNING APPLICATIONS</u>			
226.1	TM/15/01117/AGA – Application for Prior Approval of siting and means of construction of a vehicle access for non-householder use onto a highway in Lavenders Road from land adjacent to Eden House at Land South East of Eden Farm for Mr David Catterall Mr North reported that he had submitted his personal objections to the Borough Council earlier that day (19 May 2015) and provided a copy for the meeting. The Clerk reported that she had already submitted preliminary objections on behalf of WMPC reiterating the objections submitted in respect of TM/14/04157/FL in view of time constraints. This action was ratified. Mr Cosier (Tree Warden) had provided the Clerk with a copy of his objections.			
	<i>[Members reiterated their previous objections submitted in respect of TM/14/04157/FL, viz: "Members OBJECTED to this proposal. The vision splay was considered inadequate at that</i>			

	<p>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.”</p> <p>Members wished to support the objections submitted by Mr Michael North, a local historian: these objections referred to the importance of Lavenders Road as an ancient track way. Mr North stated in his submission that the location of the proposed field entrance and visibility splay would cause irreversible damage to one of the few remaining sections of ancient sunken track way and hedge banks in West Malling to have survived unspoilt for at least 900 years. Mr North urged that KCC Heritage be consulted. The members of the Parish Council support Mr North’s views]</p>	Clerk	✓	
226.2	<p>TM/15/00531/FL – use of land to provide station car parking and new access at Land West of Station Road North for Mr Guy Kemsley [amended plans and details submitted – flooding, tree survey, need and transport statement 12/05/15)</p>			
	<p>The Clerk reported that there were numerous objections from residents on the T&MBC website. Mr Peter Cosier had provided the Clerk with a copy of his personal objections.</p>			
	<p>[Members reiterated their OBJECTIONS to this proposal. Capacity: members challenged the validity of the applicant’s figures as WMPC had carried out some informal assessments of its own. Train Services: Members did not consider that there had been any marked increase in usage because of the new high speed link in Snodland. Removal of trees: the trains were now clearly visible from Lucks Hill as they were no longer shielded by trees. Those trees had not been shown to be causing any problems so their removal was unwarranted. Flooding: it was proposed to install a deep bore soakaway which members did not feel would be effective. The water table was high and there were continuing problems with flooding in Frog Lane and the farm land adjacent to the application site. Members considered that a Flood Appraisal was needed.</p> <p>Members were aware of the large number of objections from residents, made to both T&MBC and to members of the Parish Council.]</p>	Clerk	✓	
226.3	<p>TM/15/01342/FL – proposed single storey extension at More Park RC Primary School Lucks Hill for More Park RC School</p>			
	<p>[Members had no objections to the proposals. Members did question whether the proposal would generate any need for additional parking? It appeared not from the supporting papers but wished to mention this]</p>	Clerk	✓	
226.4	<p>TM/15/00912/FL – first floor rear extension at 18 Police Station Road for Mr Jay Mitten</p>			
	<p>[Members did not find the drawings provided sufficiently clear to inform their deliberations; in particular the relationship to neighbouring properties was not known. Members expressed concern as to whether or not the existing foundations would be sufficient to support an additional floor. It was assumed that Building Control officers would assess this. Members would wish the hours of working in respect of any construction work to be specified in view of this being a residential road. Members were not aware of any objections from neighbours but if there should be any then members would wish to review their comments]</p>	Clerk	✓	
226.5	<p>TM/14/03655/LDE – Lawful Development Certificate Existing: Use of land and part use of ladder store for the hobby related repair of cars and the use of land for the stationing of a touring caravan at 120 Norman Road for Mr John Vernon Turner</p>			
	<p>[Some members of the Parish Council are able to confirm from their personal knowledge that the use in question has been in operation on this site for in excess of ten years]</p>	Clerk	✓	

226.6	TM/15/01102/LB - Listed Building Application – internal alterations to reposition walls, increase height of ceiling and door opening and install bath at Puckle Cottage 91 Norman Road for Mr Andy Watts			
	<i>[Members had no objections but ask that T&MBC's Conservation Officer confirm that the works are in keeping]</i>	Clerk	✓	
226.7	TM/15/01318/FL – pitched roof conservatory to rear at 69 Norman Road for Mr Bruce Dickson			
	<i>[Members had no objections but expressed some concerns about the timing, etc of any construction works; these ought to be carried out at times and in such a manner that neighbours are not inconvenienced]</i>	Clerk	✓	
226.8	TM/15/01374/TNCA – Reduce height of Silver Birch to fence height at 12 Meadow Bank Mews Meadow Bank for Mr Andrew Chilton			
	<i>[No objections]</i>	Clerk	✓	
226.9	TM/15/01256/TPOC – Remove various trees found to be cause of substantial subsidence of property and reduction of 2 conifers and willow at Groundsmans Cottage 101 St Leonards Street			
	<i>[No objections]</i>	Clerk	✓	
226.10	TM/15/01477/TNCA – works to trees as specified (garden has been neglected for some time) at Willowfields 158 Lavenders Road for Mrs Yvonne Brown			
	<i>[No objections]</i>	Clerk	✓	
226.11	TM/15/01494/TNCA – remove Cherry tree (with structural defect) and Grandiflora (to give space for shed) – Relocate 2 trees close to wall at 5 Police Station Road for Mrs Lesley Quinn			
	<i>[No objections]</i>	Clerk	✓	
15/	PLANNING APPROVALS [copies of the decision notices in full are obtainable from the T&MBC website]			
	Members asked in future Approvals/Refusals shown on the Planning agendas should also show for comparison WMPC's comments on the applications. Clerk to note.	Clerk		
227.1	TM/14/04291/FL – 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 <i>Subject to conditions including, inter alia:</i> <ul style="list-style-type: none"> • <i>The use of the annex hereby permitted shall be ancillary only to that of the main dwelling and it shall not be occupied as a separate hereditament</i> 			
227.2	TM/14/04292/LB - Listed Building Application - 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 <i>Subject to conditions including, inter alia:</i> <ul style="list-style-type: none"> • <i>...details and samples of materials to be used externally ...to be approved...</i> 			
227.3	TM/15/00399/LB - Listed Building Application – proposed works comprise the internal alterations of ground and first floor spaces within the refectory (Western Range) and old infirmary section of the Abbey buildings in order for them to be fit for new uses for the 21 st century at St Marys Abbey 52 Swan Street for St Mary's Abbey			
227.4	TM/15/00599/FL – conversion of attic space and <i>[sic]</i> second floor level to provide additional residential accommodation for 29 High Street including the removal of existing staircase at 27 High Street for Mr Diccon Wright			

227.5	TM/15/00600/LB - Listed Building Application - conversion of attic space at second floor level to provide additional residential accommodation for 29 High Street including the removal of existing staircase at 27 High Street for Mr Diccon Wright			
227.6	TM/15/00549/FL – create second floor accommodation within oast roof and install two additional roof light windows at The Oast House Eden Farm Lane for Mr & Mrs R Bowen			
227.7	TM/15/00756/LB – Listed Building Application – Replacement of modern blockwork and render panels with new plain doors to give access to storage cupboards. Strengthening work to braces in a crosswing truss at Priors House 18 King Street for Dr Theodora Zemek			
227.8	TM/15/00626/FL – Erection of a single-storey rear extension at 109 Norman Road for Ms Janet Windsor			
227.9	TM/15/00623/FL – erection of a single-storey rear extension at 107 Norman Road for Ms Min Stacpoole			
227.10	TM/15/00880/TNCA – fell Fir Tree at 16 Churchfields for Mrs Claire Christmas			
227.11	TM/15/00881/TNCA – Magnolia – Remove (too large for situation) at 17 Churchfields for Mrs Claire Christmas			
15/	<u>PLANNING CORRESPONDENCE</u> Receipt was noted of:			
228.1	T&MBC “B Lists” showing forthcoming applications for all of T&MB – 15/16, 15/17, 15/18, 15/19			
228.2	CPRE – “Fieldwork” publication – Spring 2015 Mr Selkirk asked that this publication be forwarded to all members.	Clerk	✓	
15/	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u>			
229.1	Appledene Farm, Norman Road – Mr North reported that bushes and trees had been grubbed out at this location.			
229.2	“Planning Framework” – Mr Selkirk reported that at Full Council the strategic objectives for WMPC had been discussed, including a “Planning Framework”			
229.3	Tree Wardens – it was suggested that the Tree Wardens be invited to those Planning Committee meetings which featured tree-related applications. Clerk to note.	Clerk		
229.4	Signage & Noticeboards – it had been suggested at Full Council (minute 15/209 refers) that the Planning Committee consider the quotation obtained by the Chamber of Commerce. The Clerk had forwarded this to Mr Selkirk in advance of this meeting. Members were however not able to take this any further as a site meeting was needed.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.05pm Signed..... Date.....			