

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 16 JUNE 2015, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

Also in attendance:
Mr P Cosier (Tree Warden)

Minute		Action by	Action taken	Response
15/286	<u>APOLOGIES FOR ABSENCE</u> were received from Mr Bullard, Mrs Dean and Mr Galloway; also retrospectively from Mr Carroll; apologies also received from Tree Wardens Mr Doyle and Mr Wickenden.			
15/287	<u>DECLARATIONS OF INTEREST</u> - none other than those routinely declared.			
15/288	<u>ELECTION OF VICE-CHAIRMAN</u> Mr Selkirk proposed that Mrs Lane serve as vice-Chairman; this was seconded by Mrs Smyth. There being no other nominations Mrs Lane was unanimously elected as vice-Chairman.			
15/289	<u>MINUTES</u> of the meeting held on 19 May 2015 were approved and signed			
15/290	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda (15/226.2) 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] – Mr Selkirk reported that at Full Council Borough member Mr Brian Luker had stated that this application would be determined by Borough members at the Area 2 meeting			
15/	<u>PLANNING APPLICATIONS</u>			
	The Chairman welcomed Mr Cosier (Tree Warden) to the meeting; it was agreed that the tree-related applications be considered first.			
291.1	TM/15/01628/TNCA – Fell large Eucalyptus (grown out of control with dead branches and potential damage to neighbours property) at 106 High Street for Mrs Anne Baring <i>[No objections]</i>	Clerk	✓	
291.2	TM/15/01702/TNCA – fell to ground level all trees on top of retaining wall at The Estate Office 36A Nevill Court <i>[Members OBJECTED STRONGLY to this proposal. Members considered that there was a severe lack of detail in the application papers and in particular felt that a the lack of an arboreal report for each of the trees with a TPO on them (which should be included for any application for any tree that has a TPO on it) was a major omission.</i> <i>The detail supplied regarding damage to the wall was not very specific (the chairman had viewed the wall and could only see small areas of damage to the wall. This could not be easily</i>	Clerk	✓	

	<p><i>linked to the size of the trees.) There was no specialist engineer's report supplied to support the application's conclusion. This was needed to establish what, if any, damage was in fact being caused to the wall by the trees. The application did not detail any options to repair the wall (which although old is not listed) without removal of the trees.</i></p> <p><i>There was a view that the trees were in fact protecting the wall, rather than damaging it and the trees would have sound-deadening properties for a lot of properties in this area in view of the proximity to the railway line.</i></p> <p><i>Members considered that the trees were in keeping with the public open spaces at Banky Meadow and are keen to protect this area and the trees form an important landscape feature.</i></p> <p><i>Members had been made aware of the comments from Mr Peter Cosier, one of the Parish Council's Tree Wardens and a local historian of many years' standing.]</i></p>			
291.3	<p>TM/15/01520/LRD – details of methodology statement for the opening-up and large scale constructional details pursuant to condition 2 of planning permission 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 21st Century) at St Marys Abbey 52 Swan Street</p> <p><i>[No objections]</i></p>	Clerk	✓	
	The following application had been received too late to appear on the published agenda; members agreed to consider this application at the present meeting because of time constraints.			
291.4	<p>TM/15/01764/LB - Listed Building Application - Stabilisation of the roof to the south bay of the main range by installation of portal frame and new rafters above level of existing ceilings on garden and chimney sides only at Priors House 18 King Street for Dr Theodora Zemek</p> <p><i>[No objections]</i></p>	Clerk	✓	
15/	PLANNING APPROVALS [copies of the decision notices in full are obtainable from the T&MBC website]			
292.1	TM/15/00685/FL – demolition of existing 3-bay garage and erection of replacement 3-bay garage at 157 Offham Road for Mr Mark Haftke			
292.2	<p>TM/15/00660/FL – erect outbuilding ancillary to dwelling for use for sewing and storage of furniture relating to offsite commercial business (variation to TM/13/00768/FL) at 70 St Leonards Street for Mrs Anne McCabe</p> <p><i>subject to conditions including, inter alia:</i></p> <ul style="list-style-type: none"> • <i>The building hereby permitted shall be ancillary to the main dwelling and its use shall be restricted to persons who are resident on the site. The building shall not be occupied as a separate hereditament.</i> • <i>Any sewing machines or other equipment to be used within the building hereby permitted shall be of a domestic type only</i> • <i>The two existing sheds shown to be removed.....shall be removed from the site prior to the first use of the building hereby approved.</i> 			
292.3	TM/15/01065/TPOC- T1: Ash – pollard of both stems at the height of unions at Land Adjoining Footpath South East of Nevill Court for Mrs Sarah Hadfield			
15/	PLANNING ENFORCEMENT INVESTIGATIONS			
293.1	Banner displayed on wall above Eve's Boutique, WM High Street – this had been reported to T&MBC and this had been acknowledged; a response was awaited.			
293.2	<p>55 Swan Street (minute 15/189.2 refers) – the Clerk was to report to T&MBC that the setts were getting smashed and there was a dip in the pavement.</p> <p><i>[subsequent to the meeting T&MBC advised the Clerk to report this to KCC Highways]</i></p>	Clerk	✓	
		Clerk	✓	

<p>293.3</p>	<p>The Joiners Arms, 64 High Street – Mr North reported that the Malling Society had complained to T&MBC about the large advertisement which had been painted on the side wall of this Listed building. The Clerk was also to complain to T&MBC. [* subsequent to the meeting, the following response was received from Mr Paul Batchelor T&MBC Planning Enforcement Officer: “Thank you for your email. I have visited the site to view the painted advertisement displayed on the side of the grade II listed building. Having consulted the Conservation Architect it is considered that the advertisement would not significantly affect the character of the listed building and as such Listed Building Consent will not be required. Due to the size of the advertisement, being over 1.5 square metres in area, it would require the benefit of Express Consent for its display. I am of the opinion that if an advertisement application was to be submitted Express Consent for the display of the advertisement would likely to be granted. For that reason it would not be expedient to pursue the submission of an application in this case.]</p>	<p>Clerk</p>	<p>✓</p>	<p>*</p>
<p>15/294</p>	<p><u>PLANNING CORRESPONDENCE</u> Receipt was noted of the following: T&MBC “B Lists” of forthcoming applications – 15/20; 15/21; 15/22; 15/23</p>			
<p>15/</p>	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u></p>			
<p>295.1</p>	<p>Signage Project from Chamber of Commerce – Mr Selkirk reported that the Chamber of Commerce had obtained a quotation from Broxap for signage and noticeboards; this did not however tally with what had been suggested at the site meeting There was at present no Chairman of the Chamber of Commerce as Mrs Jane Marshall did not wish to stand for re-election.</p>			
<p>295.2</p>	<p>Railings at the Junction of West Street/High Street – Mr Harriott reported that these railings had been bent, presumably as a result of vehicle impact. The Clerk was to report these to KCC Highways.</p>	<p>Clerk</p>		
<p>295.3</p>	<p>Parish Plan – Mr Selkirk reported that Mr Harriott was looking at Strategic Objectives for WMPC and these would include a Planning Framework.</p>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.40pm Signed..... Date.....</p>			