

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 18 AUGUST 2015, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

Minute		Action by	Action taken	Response
15/384	<u>APOLOGIES FOR ABSENCE</u> were received from Mr Bullard, Mrs Dean, Mr Galloway and Mrs Smyth.			
15/385	<u>DECLARATIONS OF INTEREST</u> In addition to those routinely declared, Mr Harriott declared an interest in 15/388.4 as the applicant was a neighbour.			
15/386	<u>MINUTES</u> of the meetings held on 16 June 2015 and 21 July 2015 were approved and signed			
15/	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda			
387.1	(15/352.1 et. al.) 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 – receipt was noted of comments and additional information from East Malling & Larkfield Parish Council			
387.2	(15/70/3 et. al.) TM/14/03838/RD – details of construction vehicle submitted pursuant to condition 7 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 – notification had been received from T&MBC that application was not being proceeded with			
15/	<u>PLANNING APPLICATIONS</u>			
388.1	TM/15/02125/LB – Listed Building Application – internal and external alterations including new kitchen, new WC, downstairs WC, replacement staircase, part exposure of loft space, replacement door to shopfront, new signage, rear porch and front awning plus air conditioning and new kitchen external extraction flue location at the rear of the property (RETROSPECTIVE) at 65 High Street for Palladian Estates Ltd <i>[No objections]</i>	Clerk	✓	
388.2	TM/15/01533/RD – details of archaeological observation and recording pursuant to condition 4 of TM/13/03257/FL (alterations to shop front, new awning and rear porch and replacement air conditioning condenser units (screened) at 65 High Street for Ms Nicola Jones <i>[No objections]</i>	Clerk	✓	
388.3	TM/15/02321/LB - Listed Building Application – replacement of back door at 5 Police Station Road for Mrs Lesley Quinn <i>[No objections]</i>	Clerk	✓	

	Mr Harriott declared an interest in the following application as the applicant was a near neighbour. Mr Harriott remained in the room but took no part in the discussion.			
388.4	TM/15/02241/FL – formation of vehicular access and car parking space in front garden including retaining wall, repositioned steps, access ramp and side gate at 33 Offham Road for Mrs Anne Chenery			
	It was agreed that Mr Selkirk speak to the applicant to obtain further clarification . Mr Selkirk formulated the following comments which, subsequent to the meeting, were agreed with members of the Planning Committee and submitted to T&MBC by the Clerk .			
	<i>[West Malling Parish Council has no objections to this application. This is subject to</i> <ol style="list-style-type: none"> 1. <i>Confirmation from the applicant to TMBC of the maximum size of vehicle that can fit safely on the driveway. Although we are aware this is likely to be less than the standard minimum size, we would ask TMBC to work with the applicant to overcome any barriers. This is due to the fact the applicant has a disabled child & having discussed all the options with them (of which this is the most practical), West Malling Parish Council would not object on this grounds if the proposed space is less than normally required. It should be noted that this is an exceptional case and does not mean that this is WMPC policy in any other future planning application.</i> 2. <i>Confirmation from the applicant to TMBC that a gulley will be installed at the front edge of the driveway to prevent run off of water on the public highway.</i> 3. <i>Confirmation from the applicant to TMBC & KCC that the dropped kerb does not run the full length of the driveway area. This is to prevent the loss of additional parking spaces in a road with a number of parking issues already.</i> 	Clerk	✓	
388.5	TM/15/02463/TNCA – Robinia Pseudoacacia – remove branches overhanging 73 Town Hill at Malling House 51 Town Hill for Caxtons			
	<i>[No objections]</i>	Clerk	✓	
15/	PLANNING APPROVALS [copies of the decision notices in full are obtainable from the T&MBC website]			
389.1	TM//15/01318/FL – Pitched roof conservatory at rear at 69 Norman Road for Mr Bruce Dickson			
389.2	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			
389.3	TM//15/00598/LRD - Details pursuant to conditions 8 (wall repairs), 12 (roof insulation), 13 (shopfront affixation) of Listed Building consent TM/13/03238/LB (Internal and external alterations including new kitchen, new WC, downstairs WC, replacement staircase, part exposure of loft space, replacement door to shopfront, new signage, rear porch and front awning plus air conditioning) (Conditions 6 (structural works), 7 (timber repairs), 11 (porch), 14 (replacement plant) not relevant) at 65 High Street [“The Hungry Guest” formerly Mackenzies] West Malling Kent ME19 for Palladian Real Estates			
389.4	TM/15/01878/FL – Installation of four surface mounted external heaters to the existing shop front of The Hungry Guest café to heat the adjacent, external seating area at 65 High Street for Palladian Estates Ltd <i>With an Informative:</i> <ul style="list-style-type: none"> • <i>The applicant is advised that the determination of a planning application does not include safety matters and it is for the landowner to satisfy themselves that the heaters are installed in accordance with the manufacturers’ recommendations</i> 			
389.5	TM/15/01879/LB – Listed Building Application – to add four surface mounted external heaters to the shop front of The Hungry Guest café to heat the adjacent external seating area at 65 High Street for Palladian Estates Ltd			

389.6	TM/15/01342/FL – proposed single storey extension at More Park RC Primary School			
389.7	TM/15/02129/TNCA – various works to trees within school grounds at More Park RC School for Mr Winkworth			
389.8	TM/15/01886/NMA – Non Material Amendment to planning permission TM/13/03259/FL to omit solar panels to South elevation of lower roof and installation of a single conservation roof light, omission of decked walkway and North elevation privacy screen at 220 Offham Road for Mr & Mrs Paul Baker			
389.9	TM/15/01392/RD – Details submitted pursuant to condition 10 in respect of sustainable design criterion for TM/14/00969/FL (Demolition of existing single storey bungalow and construction of new two storey house with freestanding garage) at Orchard Lodge 93 Norman Road for Mr & Mrs Mark Adams			
389.10	TM/15/00912/FL – first floor rear extension at 18 Police Station Road for Mr Jay Mitten <i>Subject to conditions including, inter alia:</i> <ul style="list-style-type: none"> • All materials used externally shall match those of the existing building •no windows or similar openings shall be constructed in the first floor flank elevation(s) of the building other than as hereby approved... without prior written consent... 			
389.11	TM/15/01907/RD – Details of condition 4 (Access Path) and 5 (Landscaping and Boundary Treatment) of TM/12/00272/FL (erection of new taxi office/control centre building to provide main office, control room, driver's waiting room and public waiting room and toilet facilities with basement level) at Station Lodge & Station Car Park Station Approach for Mr James Moore <i>with an Informative:</i> <i>The applicant is reminded of the Unilateral Undertaking for TM/12/00272/FL which includes a requirement that the public toilet facilities to be available for use in perpetuity by the general public free of charge at all times that public passenger train services are operating at West Malling Station. It should therefore be ensured that during that period of time, there is access at least 1.2m in width for persons with pushchairs or the mobility impaired whether by the main front entrance door of the building or by the side external door</i>			
389.12	TM/15/01374/TNCA – Reduce height of Silver Birch to fence height at 12 Meadow Bank Mews Meadow Bank for Mr Andrew Chilton			
389.13	TM/15/01256/TPOC – Remove various trees found to be cause of substantial subsidence of property and reduction of 2 conifers and willow at Groundsman Cottage 101 St Leonards Street for Mr Hayden McDonald			
389.14	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			
389.15	TM/15/01494/TNCA – relocate 2 trees close to wall at 5 Police Station Road for Mrs Lesley Quinn			
389.16	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			
389.17	TM/15/01702/TNCA – Fell to ground level all trees pre-dating 1987 on top of retaining wall (Horse Chestnut to be subject of a TPO application) at The Estate Office 36A Nevill Court for J Hood Gardens <i>With an Informative:</i> <ul style="list-style-type: none"> • The applicant is advised that the Horse Chestnut pre-dates 1987 and thus is protected within G1 of Tree Preservation Order West Malling No. 1 1987 			
389.18	TM/15/01967/FL – demolition of existing ground floor rear element and erection of three storey rear extension and flue to West flank at 120 Norman Road for Mr Ben Miles			

389 .19	TM/15/02235/TNCA - TM/15/02235/TNCA - T1 Magnolia - Prune to reduce height (30%) T4 Mature Lime - Fell (damage to boundary wall of 11) G5 Row of Hornbeam - Fell (loss of light) T6 Mature Hornbeam - Prune to thin crown by no more than 25% T8 Laurel and Elder - Fell at 79 Swan Street for Mrs Y Smyth			
15/	<u>PLANNING REFUSALS</u> [copies of the decision notices in full are obtainable from the T&MBC website]			
390.1	TM/15/01117/AGA – Application for Prior Approval under Part 6 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 <i>refused on the grounds that:</i> <ul style="list-style-type: none"> • <i>There are not considered to be Part 65 Class A permitted development rights for this development for the following reasons:</i> <ol style="list-style-type: none"> (a) <i>Land Ownership as evidence by Title deed TT29776 indicates that it may not be the case that the land is landlocked so the access hereby proposed would not then be necessary for the purposes of an agricultural trade or business</i> (b) <i>The land to be accessed from Lavenders Road is currently accessed via field farmed by the current tenant farmer and so that it may not be the case that the access hereby proposed would be necessary for the purposes of an agricultural trade or business</i> (c) <i>If the land to be accessed from Lavenders Road were in future to be severed from the field leased and farmed by the tenant, there is doubt as to whether there would then be a genuine use of the farmland for an agricultural trade or business</i> 			
15/	<u>PLANNING ENFORCEMENT INVESTIGATIONS</u>			
391.1	86 High Street [Eve's Boutique] (minute 15/354.3 refers) – notification had been received from T&MBC that the banner had been removed and no further action was required			
391.2	60 Ryarsh Lane (minute 15/354.2 refers) – Mr Selkirk reported that the building work taking place appeared to be in accordance with the original application which had not been approved.			
391.3	55 Swan Street (minute 15/293.2 <i>et. al</i> refer) – the Clerk had reported to KCC Highways that there was a dip in the pavement. Mr Selkirk had contacted KCC Highways and explained that this dip constituted a trip hazard. As WMPC had notified KCC of this hazard then it was felt that KCC would be held liable if anyone sustained an injury.			
15/	<u>PLANNING CORRESPONDENCE</u> Receipt was noted of the following:			
392.1	T&MBC “B Lists” of forthcoming applications– 15/29, 15/30, 15/31; the Clerk had forwarded these to Mr Selkirk.			
392.2	T&MBC Area 2 - agenda papers re meeting on 19 August 2015; The Clerk reported that there were no items on that agenda relating to WM. Mr Selkirk reported that he had attended two meetings of the Area 2 Committee in order to familiarise himself with the procedures.			
392.3	CPRE – “Countryside Voice Summer 2015” – with an article about protecting the Green Belt			
15/	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u>			
393.1	TM/15/01922/FL (Appledene application) – Mr Selkirk reported that Mrs Dean had asked T&MBC for this application to be called in.			
393.2	Planning Comments, General – members expressed their concerns that WMPC’s comments often seemed to be ignored by T&MBC. The Clerk explained that all comments, including those from WMPC, appeared on the officer’s report for an application. It was agreed that Mr Selkirk contact T&MBC to seek a meeting between WMPC and T&MBC; Mr Selkirk would quote the protocol from another area which he had obtained and which set out the interaction between their Borough and the Parish Councils			RS

393.3	Date of next meeting – it was noted that the next meeting of the Planning Committee would be held as scheduled on 15 September 2015.			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.40pm</p> <p>Signed.....</p> <p>Date.....</p>			