

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 15 SEPTEMBER 2015, 7.30PM AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mrs C Lane (vice-Chairman, in the chair)
Mrs Y Smyth
Co-opted member:
Mr M North

Clerk (minute-taker)

THIS MEETING WAS INQUORATE SO ALL MATTERS WERE SUBJECT TO RATIFICATION AT A SUBSEQUENT MEETING

Minute		Action by	Action taken	Response
15/436	APOLOGIES FOR ABSENCE were received from Mr Bullard, Mr Carroll, Mr Galloway and Mr Selkirk.			
15/437	DECLARATIONS OF INTEREST None other than those routinely declared.			
15/438	MINUTES of the meeting held on 18 August 2015 were received; no comments had been received but the minutes could not be approved for signature as the meeting was inquorate.			
15/	MATTERS ARISING from the minutes not otherwise on the agenda			
439.1	(15/391.3) 55 Swan Street – members were informed that there was now a metal plate over the damaged pavers			
439.2	(15/391.2) 60 Ryarsh Lane – Mr Selkirk had informed Mrs Lane that this enforcement issue was ongoing.			
15/	PLANNING APPLICATIONS			
440.1	TM/15/02654/FL - conservatory at The Estate Office 36A Nevill Court for Nevill Court Residents Association Mr John Ranger <i>[No objections]</i>	Clerk	✓	
440.2	TM/15/02541/FL - single storey rear extension at 8 Woodland Close for Mrs Abnash Mitha <i>[No objections]</i>	Clerk	✓	
440.3	TM/15/02734/TNCA – 8xSycamore – to reduce trees by 50% (not just crown reduction) or fell completely, neighbour complaining they are blocking the light at National Westminster Bank 43 Swan Street for ISS The Clerk reported that there were three objections from neighbours on the T&MBC website; neighbours had objected because it was felt that the trees were an important landscape feature and also provided a shield against noise from activities at the “The Swan”. <i>[Members suggested possibly removing every other tree i.e. 4 out of the 8, particularly the largest. Members suggested possibly interplanting with another variety of tree as they would regret the loss of so many prominent trees]</i>	Clerk		

15/	<u>PLANNING APPROVALS</u>			
441.1	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			
441.2	TM/15/02037/FL – single storey side extension to create kitchen/diner at The Coach House 66 St Leonards Street for Mr Roger Gluck <i>Subject to conditions including, inter alia:</i> <ul style="list-style-type: none"> • <i>...the development shall be carried out in such a manner as to avoid damage to the existing trees on the site, including their root systems.....</i> 			
441.3	TM/15/02321/LB - Listed Building Application – replacement of back door at 5 Police Station Road for Mrs Lesley Quinn			
441.4	TM/15/02463/TNCA – Robinia Pseudoacacia – remove branches overhanging 73 Town Hill at Malling House 51 Town Hill for Caxtons			
15/	<u>PLANNING REFUSALS</u>			
442.1	TM/15/01922/FL – removal of 3 agricultural buildings and replace with a new single storey building comprising two office units with associated parking; and creation of new access to Norman Road at Appledene Farm Norman Road for Mrs Jeanett Bellamy <i>Refused on the grounds that:</i> <ul style="list-style-type: none"> • <i>the proposal constitutes inappropriate development which by definition is harmful to the Green Belt. The LPA does not consider that Very Special Circumstances exist that would outweigh the harm from the development's inappropriateness and by loss of openness, and indeed any other harm. The proposed development is contrary to Policy CP3 of the T&MB Core Strategy 2007 and Paragraphs 80, 87, 88 and 89 of the National Planning Policy Framework (2012)</i> • <i>the proposal is not a form of development that is normally permitted in the countryside as listed in Policy CP14 of the T&MB Core Strategy and no material considerations exist that justify the setting aside of this provision. Accordingly, the proposal is contrary to Policy CP14 of the T&MB Core Strategy 2007.</i> <p>WMPC had objected strongly to this application (minute 15/353.1 refers)</p>			
15/443	<u>BLAISE FARM LIAISON MEETING</u> Notification had been received from Hanson UK of a meeting on 22 September 2015.			
15/444	<u>PLANNING CORRESPONDENCE</u> Receipt was noted of T&MBC "B Lists" of forthcoming applications – 15/32; 15/33; 15/34, 15/35, 15/36. These lists had been forwarded to Mr Selkirk and Mrs Lane.			
15/445	<u>MILL YARD</u> The Clerk reported that it had been agreed to meet Mr Geoff Mitchell (Clague Architects) on Tuesday 22 September 2015, 7.30pm at the Clout (downstairs meeting room). The Clerk had notified members of this meeting. Comments on the planning application would be submitted to T&MBC after that meeting.	Clerk	✓	*
	[* subsequent to the meeting the following comments were submitted to T&MBC: West Malling Parish Council response to Mill Yard (TM15/02739/RD) Access via Short Stay Car Park WMPC after discussion with the applicant supports access to the building site for the delivery of ALL building materials & other deliveries via the Short Stay Car Park. We support a tightly controlled timed delivery slot of between 0700 & 0815			

Monday to Saturday. No deliveries should be made outside of this time. We support the use of 6 Short Stay spaces adjacent to the site for this purpose. For ease we support the withdrawal of these spaces, for exclusive use by the applicant, between 1700 & 1000 Monday to Saturday. At all other times these will be returned to normal use. This will ensure that any loss of the car parking provision (an ongoing issue in West Malling) is kept to an absolute minimum. It is imperative that there is very clear signage displayed to ensure the 6 car parking spaces are free between these times. We would like to see each bay have a "No Parking between 1630 & 1000 Monday to Friday" sign. This can be enforced by TMBC Parking Enforcement Team.

It is also imperative that ALL of the disabled parking bays are kept free and operational at all times.

This solution is key to the success of West Malling as a vibrant location for business and residents as well as allowing the applicant to get materials onto site in a safe, controlled way.

We **do not** support the use of Mill Yard for any deliveries at any time. This area must be kept free to ensure the small businesses in these area are unaffected by the building works.

Complaint Website

We understand that as part of the Management Plan, the applicant will set up a dedicated website for complaints about the building works. This information will, we understand, go directly to TMBC. WMPC would like to be included in this and receive copies of all complaints. These should be sent directly to the Parish Clerk.

Noise Levels

WMPC after discussion with the applicant would like all works that generate noise (except for that associated with unloading deliveries) to be carried out between **0800 and 1600 Monday to Saturday**. This will give a degree of protection for the number of local residents close to the building site.

Monitoring of Car Park

We understand that as part of the Management Plan the applicant has made an offer to fund some additional TMBC Traffic Enforcement Officers.

WMPC thinks this is an excellent idea and request a **minimum** of 6 hours a week (1 hour a day Monday to Saturday), although more than this would be obviously welcome. This should be used to ensure compliance with the Management Plan with regard to access to the site as well as general parking control. It is worth pointing out this is additional time and should not lead to a reduction in TMBC Parking Enforcement Officer presence in the Parish at other times.

Coupled with this we would like to see TMBC confirm that this additional resource will be used within WMPC boundary only and not deployed elsewhere within the Borough.

Payment by Applicant to TMBC

We understand that as part of the Management Plan the applicant will reimburse TMBC financially for the loss of the 6 car parking spaces. As there will be no actual financial loss to TMBC as the car parking spaces are free of charge, WMPC would like these funds ring-fenced to be used for enhancement of the physical environment in West Malling. The details of exactly what form this will take can be agreed between WMPC and TMBC.

Fines system

The applicant has proposed a range of penalties for failing to meet their commitments. WMPC would like these to be set at a level that provides real punitive impact from any transgressions.

	<p>Additionally WMPC would like these penalties ring-fenced to be used for enhancement of the physical environment in West Malling as well as any additional costs WMPC faces as a result. The details of exactly what form this will take can be agreed between WMPC and TMBC. “</p>		
<p>15/ 446</p>	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u> – None</p> <p>Next Meeting – it was noted that the next meeting of the Planning Committee would be on Tuesday 20 October 2015. Mrs Smyth tendered her apologies for that meeting.</p>		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.35 pm</p> <p>Signed.....</p> <p>Date.....</p>		