

WEST MALLING PARISH COUNCIL

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

Present: Mr R Selkirk (Chairman)
Mr S Harriott
Mrs C Lane
Mrs Y Smyth
Co-opted member:
Mr M North
Also in attendance:
Mr R Edwards (KM correspondent)

Minute		Action by	Action taken	Response
15/566	APOLOGIES FOR ABSENCE were received from Mr Bullard, Mr Carroll, Mrs Dean, Mr Galloway and Ms Marlor.			
15/567	DECLARATIONS OF INTEREST None other than those routinely declared.			
15/568	MINUTES of the meeting held on 20 October 2015 were approved and signed			
15/569	MATTERS ARISING from the minutes not otherwise on the agenda TM/15/00603/RD, TM/15/1876/FL & TM/15/02125/LB – it was noted that these applications in respect of 65 High Street [“The Hungry Guest”] had been withdrawn and would be re-submitted when further information had been obtained			
15/	PLANNING APPLICATIONS			
570.1	TM/15/03326/FL - formation of new vehicle access to Offham Road, demolish part of front boundary wall and provide paved car parking space in front garden at 21 Offham Road for Mrs Anna Tunnicliffe It was noted that Kent Highways had expressed concerns about visibility. <i>[No objections]</i>	Clerk	✓	
570.2	TM/15/03262/FL – demolish existing garage and erect single storey side extension at 49 Norman Road for Mrs K Shannon The comment from a neighbour which had been posted on the T&MBC website was noted. <i>[Members expressed concerns that exiting onto Norman Road would be more difficult because of the positioning of the parking on the plot. The Parish Council would not necessarily support this proposal if parking spaces opposite were lost]</i>	Clerk	✓	
570.3	TM/15/03383/FL – demolition of existing garage and erect two storey side and rear extensions to dwelling and linked double garage (Resubmission of TM/15/00240/FL) AT Willowfields 158 Lavenders Road for Mr A Brown <i>[Members considered this proposal to be over-dominant; the linked garage was not properly detached from the main property and should be fully detached]</i>	Clerk	✓	
	The Clerk was asked to ascertain what WMPC 's comments had been to the previous application. [* subsequent to the meeting the Clerk ascertained that WMPC's comments had been: <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>	Clerk	✓	*

570.4	TM/15/03283/FL - two storey side and rear extensions at 2 Ewell Avenue for Mrs D Bushnell [No objections]	Clerk	✓	
570.5	TM/15/03429/LB – Listed Building Application – internal repairs and alterations at 2 West Street for Mr Paul Towns [Members had no objections to the proposal and welcomed a new business. They wished to draw attention to the historic use as a kiln/oast and ask that T&MBC's Conservation Officer investigate if there were any evidence properly recorded. Members suggested possibly an architectural survey ought to be carried out in view of the nature of the building]	Clerk	✓	
15/	PLANNING APPROVALS [copies of the decision notices in full are obtainable from the T&MBC website]			
571.1	TM/15/01677/NMA – Non Material Amendment to planning permission TM/13/03257/FL Alterations to shop front, new awning and rear porch and replacement air conditioning condenser units (screened)) to alter the internal layout at 65 High Street for Palladian Estates Ltd <i>With an Informative:</i> <ul style="list-style-type: none"> <i>This non-material amendment does not include the replacement flue and the additional air conditioning unit which are the subject of a separate application for planning permission ref. TM/15/01876/FL (currently invalid)</i> [WMPCC was not invited to comment]			
571.2	TM/15/02841/FL – proposed loft conversion at 5 Orwell Spike for Mr Peter Jones [WMPCC had no objections]			
571.3	TM/15/02898/LB - Listed Building Application – attachment of 11 blue plaques to listed buildings distributed over a wide area of West Malling to commemorate important local citizens at Bridge Junction for Swan Street and Lucks Hill Station Approach for Mr Raymond Lawrence [WMPCC commented: <i>The Committee is fully supportive of this application and has no hesitation recommending that this is approved by TMBC at the earliest opportunity. The scheme has been very well put together by a group of committed local volunteers and its implementation will have a positive impact on West Malling. Each of the property owners has been consulted and agreed to the application & we consider this to be an enhancement to our physical environment.</i>]			
571.4	TM/15/02541/FL – single storey rear extension at 8 Woodland Close for Mrs Abnash Mitha [WMPCC had no objections]			
571.5	TM/15/02654/FL – Conservatory at The Estate Office 36A Nevill Court for Nevill Court Residents Association [WMPCC had no objections]			
571.6	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 <i>With Informatives:</i> <ul style="list-style-type: none"> <i>The approval results in a below standard car parking space on site. Only a smaller car that can be fully accommodated on site without overhanging the highway should use this space and any encroachment over the public highway will be liable for enforcement under Highway Regulations</i> <i>With regard to the construction of the pavement crossing, the applicant is asked to consult KCC Highways....</i> [WMPCC commented: <i>West Malling Parish Council has no objections to this application. This is subject to</i> <ol style="list-style-type: none"> <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</i> 			

	<p><i>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></p> <p>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></p> <p><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></p>			
571.7	<p>TM/15/02504/LDP – Lawful Development Certificate Proposed – loft conversion with 2 side dormers and link extension at 113 Norman Road for Mr Ben Merchant [WMPC was not invited to comment]</p>			
571.8	<p>TM/15/02734/TNCA – 8 Sycamore, reduce trees by 50% (not just crown reduction) or fell completely at National Westminster Bank Ltd 43 Swan Street for ISS <i>With an Informative:</i></p> <ul style="list-style-type: none"> <i>Replacement planting is recommended such as: Amelanchier, Ornamental Hawthorn, Crab Apple or Hawthorn</i> <p>[WMPC had commented: [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]</p>			
15/	<p><u>PLANNING ENFORCEMENT INVESTIGATIONS</u></p>			
572.1	<p>60 Ryarsh Lane – Mr Selkirk reported that he had attended the T&MBC Area 2 meeting to hear the Enforcement Report but had found that that item had been withdrawn from the agenda. Mr Selkirk was informed that the applicant would be submitting a planning application.</p>			
15/ 573	<p><u>PLANNING CORRESPONDENCE</u> – receipt was noted of T&MBC “B Lists” – 15/42; 15/43; 15/44; 15/45</p>			
15/	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u></p>			
574.1	<p>Meeting with Licensees – this was scheduled for the following day [18 November 2015]. Mr Selkirk would remind licensees that permission was needed for alterations to premises. [in the event, the meeting was cancelled by T&MBC on the day of that meeting]</p>			
574.2	<p>Localism Act, Community Right to Bid – the Clerk was to place an item on the Full Council agenda for 7 December 2015; T&MBC had informed that it was necessary for WMPC to agree specifically which properties were to be nominated and the minute had to be cited. Mr Selkirk would update his previous list.</p>	Clerk	✓	
574.3	<p>Signage and Noticeboards – Mr Selkirk reported that the plans were with the contractor (Broxap) for costing.</p>			
574.4	<p>Local Plan – Mr Selkirk reported that he was discussing this with Mrs Dean; WMPC had to decide whether to go ahead with its own Plan or to go along with the T&MBC Plan.</p>			
574.5	<p>Church Centre Planning Application – there was to be a dedicated meeting of WMPC’s Planning Committee on Tuesday 1st December 2015 At WM CEP School. Mr Selkirk had discussed with the applicant the possibility of their giving a presentation at that meeting; after discussion at the present meeting it was agreed that the applicant/architect give a brief presentation.</p> <p>Site Meeting – Miss Isobel Macdonald had offered a walk round the site to be held the forthcoming Saturday 20 November 2015, 11am.</p>			

	<p>Display Boards – Mr Selkirk would liaise with Mrs Dean to borrow display boards again.</p> <p>It was agreed that after the meeting on 1st December 2015, Mr Selkirk would draft some comments and circulate to WMPC members for subsequent submission to T&MBC.</p> <p>Mr Harriott pointed out that it was important that members must declare any interests in the Church or Church Centre.</p>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.50pm</p> <p>Signed.....</p> <p>Date.....</p>			