

WEST MALLING PARISH COUNCIL

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

Present: Mr R Selkirk
Mr S Harriott
Mrs Y Smyth
Co-opted member:
Mr M North

Also in attendance: two members of the public

Minute		Action by	Action taken	Response
15/642	APOLOGIES FOR ABSENCE were received from Mr Bullard, Mr Carroll, Mrs Dean, Mr Galloway and Mrs Lane.			
15/643	DECLARATIONS OF INTEREST – none other than those routinely declared.			
15/644	MINUTES of the meetings held on 17 November 2015 and 1 st December 2015 were approved and signed.			
15/645	MATTERS ARISING from the minutes not otherwise on the agenda – None			
15/	PLANNING APPLICATIONS			
646.1	TM/15/03428/FL – change of use from a Police Office to A1 (jewellery shop) with small ancillary, bespoke, jewellery workshop, at the front of the first floor at 2 West Street for Mr Paul Towens . In view of time constraints the following comments had already been submitted: <i>[No objections]</i> This action was hereby ratified.			
646.2	TM/15/03760/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] Re-submission of TM/15/01922/FL at Appledene Farm Norman Road for Mrs Jeannett Bellamy Mr Selkirk explained that this application was essentially identical to the application previously submitted, apart from the provision of a supporting statement from consultants. The Clerk was to ask for an extension of time in which to submit comments. [* subsequent to the meeting T&MBC agreed to accept comments up to 12 January 2016] Mr Selkirk agreed to draft some comments for consideration by members. [the two members of the public left the meeting]	Clerk RS	✓	*
646.3	TM/15/03570/LB – Listed Building Application – to drill and inject a horizontal chemical damp proof course, remove plaster to 3ft and replace with a specialist salts resistant plaster. A final coat of multi-finish plaster will be applied at 53 Swan Street for Mr Nicholas Pittman			
646.4	TM/15/03392/LB – Listed Building Application – demolition of existing rear extension and replacement with new single storey extension with minor internal alterations to ground floor at 28 King Street for Mr & Mrs Hugh Taylor Members considered that the size was out of keeping and the choice of materials seemed at odds with existing; the rooms in the existing layout were outbuildings, not accessible from the			

	main part of the house and were not habitable. There was no cohesion between the elements of the extension and the main house. Members had no objections <u>in principle</u> but expressed concerns about materials and design.			
	Mr Selkirk agreed to summarise members' comments for submission to T&MBC by the Clerk .	RS		
646.5	TM/15/03364/FL – change of use from residential to Retail shop (A1) at 52A High Street for Mr David Catterall			
	The Clerk was asked to send some draft comments to Mr Selkirk for his comment before submitting anything to T&MBC.	Clerk	✓	*
	[* subsequent to the meeting the following comments were formulated by Mr Selkirk and submitted by the Clerk to T&MBC: West Malling Parish Council strongly objects to this planning application. This planning application seeks to remove residential stock from West Malling and convert it into an unspecific retail property. As TMBC is already aware, there is significant pressure on the residential housing stock in West Malling and this has resulted in significant interest in building additional properties in our Green Belt under the Call for Sites scheme. Maintaining our existing stock is key to reducing this pressure. WMPC is very supportive of the role that the local businesses play to the success of West Malling. However it is important that there is a balance and we cannot support this application as it would lead to a direct reduction in the housing stock. WMPC are aware of a number of objections from local residents, for the same reason as we have given, as well as other very important issues such as impact on a residential street, parking etc. We are fully supportive of these residents and their objections.]	Clerk	✓	
646.6	TM/15/03788/FL - dormer window to front elevation at 60 Ryarsh Lane for Mr G Roper			
	[Subsequent to the meeting Mr Selkirk formulated the following comments which were submitted to T&MBC by the Clerk : <i>[West Malling Parish Council strongly objects to this planning application.</i> <i>The applicant originally put in a planning application (14/00597/FL) on 17th February 2014. WMPC objected to this application on the grounds of the design and it was refused by TMBC on 14th April 2014.</i> <i>The applicant then submitted planning application (14/01901/FL) on 29th May 2014. Although WMPC did not like the design they had no specific objections and this was granted on 11th July 2014; but with conditions in place to ensure the materials used matched the existing.</i> <i>In July 2015 it was brought to our attention that the applicant (who we also understand to be the builder) had actually began to build not the scheme he had planning permission for, but the scheme where permission had been refused. We reported this to TMBC immediately.</i> <i>It is very clear to WMPC that the applicant has not met any of the conditions as set out in the granted planning application and this is not acceptable to us. We are not willing to consider recommending the previously rejected scheme.</i> <i>WMPC wants TMBC to refuse this application and take vigorous enforcement action to ensure the built environment is made compliant with the planning application that already has permission granted.]</i>	Clerk	✓	
646.7	TM/15/03660/TNCA - 1 pine tree and 5 conifer trees in rear garden - reduce by 30% and trim at 38 Town Hill for Mr Paul Deeks			
	<i>[No objections]</i>	Clerk	✓	
646.8	TM/15/03856/TNCA - Walnut - reduce the crown by approx. 30% in order to lessen shade and bring it back into balance and proportion with its setting. Sycamore - reduce the crown by approx. 30% in order to lessen shade and keep on top of its growing size. Holly - amenity prune for aesthetic benefits. Norway Spruce - remove due to its low amenity value to enable replanting of a younger tree at Nevill Lodge 4 Town Hill for Mrs Deb Sutch			
	<i>[No objections]</i>	Clerk	✓	

646.9	<p>TM/15/03825/TNCA - T1 - Elder - Fell to ground level - one main section of the tree is dead, with the other two sections in poor condition. The tree is very close to the gable wall of the garage and unsuitable for the site. T2 - Cherry - Fell to ground level. The tree is very close to the gable wall of the garage and has limited room for future growth and development. Tree unsuitable for the site. at Land East of 18 Norman Road for West Malling Parish Council</p> <p><i>[No objections]</i></p>	Clerk	✓	
646.10	<p>TM/15/03717/TNCA - T1 - Apple tree (Fallen over and re-rooted), Fell. T2 - Willow (old pollard), repollard (young growth only) at 155 St Leonards Street for Mr M Jenkins</p> <p><i>[No objections]</i></p>	Clerk	✓	
646.11	<p>TM/15/03715/TNCA - (T1) Ash tree (heavy internal branches) Reduce crown by approx. 20% maintaining shape and form. Raise the crown off the roadside wall by approx. 2m (T2) Small apple tree and (T3) small cherry tree - fell. (G1) Line of Leylandii - Reduce height by approx. 25% as a prudent measure at 159 St Leonards Street for Mr Nigel Bidgood</p> <p><i>[No objections]</i></p>	Clerk	✓	
15/	<u>PLANNING APPROVALS</u>			
647.1	<p>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</p> <p>Subject to conditions including, inter alia:</p> <ul style="list-style-type: none">details of soft landscaping and hard surfacing within the front garden to be approved.... <p><i>[WMPC had had no objections]</i></p>			
647.2	<p>TM/15/03262/FL – demolish existing garage and erect single storey side extension at 49 Norman Road for Mrs K Shannon</p> <p><i>[WMPC had commented: [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></p>			
647.3	<p>TM/15/02971/FL – removal of existing shed and erection of a timber building at Farriers Cottage 12 King Street for Dr Graeme Martin</p> <p><i>[WMPC had had no objections]</i></p>			
647.4	<p>TM/15/03063/FL – single storey rear porch and alterations to internal layout and elevations at Stable Cottage 140 Lavenders Road for Mr Alexis Masters</p> <p><i>[WMPC had no objections]</i></p>			
15/648	<p><u>PROPOSED CHANGES TO PLANNING POLICY</u></p> <p>Mr Selkirk summarised that this proposal would make it easier for applicants to build in the Metropolitan Green Belt. Members were asked to give Mr Selkirk their views on the proposals.</p> <p>https://www.gov.uk/government/consultations/national-planning-policy-consultation-on-proposed-changes</p>	All		
15/649	<p><u>PLANNING CORRESPONDENCE</u></p> <p>Receipt was noted of: T&MBC “B Lists” – 15/46; 15/47; 15/48; 15/49</p>			

15/	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u>			
650.1	Site Notices – the Clerk was asked to contact Mr Steve Humphrey (T&MBC Director of Planning) explaining that it had been brought to this Committee’s attention that site notices were not being removed once the consultation period had expired. Members would like to know the process for the removal of these notices.	Clerk	✓	*
	[* subsequent to the meeting the following response was received from Mr Humphrey: I'm afraid that the straightforward answer is that we do not have anyone dedicated to taking notices down. Of course we have various members of staff out of the office on duty who, from time to time, do remove expired public notices. Equally, I am aware that applicants and sometimes nearby residents take down notices after the due date has passed. In these ways many notices are removed, but I appreciate some are not for a good while. We simply do not have the resource to do this on any dedicated basis, although I'd be happy if the Parish Council believe it can assist in any way.]			
650.2	Next Meeting – the next meeting of this Committee would be on Tuesday 19 January 2016.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.20pm Signed..... Date.....			