

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 19 JANUARY 2016, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Mr R Selkirk (chairman)  
Mrs C Lane  
Mrs Y Smyth  
Co-opted member:  
Mr M North

**Carole D'Silva (Clerk, minute-taker)**

Minute		Action by	Action taken	Response
16/44	<b><u>APOLOGIES FOR ABSENCE</u></b> were received from Mr Bullard, Mr Carroll, Mrs Dean, Mr Galloway and Mr Harriott			
16/45	<b><u>DECLARATIONS OF INTEREST</u></b>  Mr Selkirk declared an interest in 16/48.1 as the applicants were near neighbours and personal friend. Mrs Smyth declared an interest in 16/48.3 as a member of the applicant, the West Malling Blue Plaques Project			
16/46	<b><u>MINUTES</u></b> of the meeting held on 15 December 2015 were approved and signed			
16/	<b><u>MATTERS ARISING</u></b> from the minutes not otherwise on the agenda			
47.1	<p><b>(15/646.2 et. al.) TM/15/03760/FL</b> – 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 <b>Appledene Farm Norman Road</b> for <b>Mrs Jeannett Bellamy</b> – it was noted that the following comments had been submitted to T&amp;MBC on behalf of WMPC:</p> <p><b>“West Malling Parish Council reply to TMBC Planning Application 15/01922/FL</b></p> <p>This is a new resubmission of a planning application that was previously <b>OBJECTED</b> to by West Malling Parish Council and subsequently Tonbridge &amp; Malling Borough Council <b>REFUSED</b> the application.</p> <p>The new application has not changed materially in any form since the previous submission with the exception of a report designed to highlight why there are special circumstances why the GREEN BELT status should be set aside when deciding this application.</p> <p>West Malling Parish Council believes that the evidence supplied is not justification for this and as such continues to <b>OBJECT IN THE STRONGEST TERMS</b> to this application. We do believe there are <b>NO SPECIAL ECONOMIC CIRCUMSTANCES</b> that can be used to support this application. There is a supply of commercial properties available with West Malling and the wider Tonbridge &amp; Malling Council area. This is and can be verified independently (for example at Locate In Kent) where on average over 80 such properties are available.</p> <p>Additionally there have been planning applications in West Malling to convert commercial properties to other uses. This includes</p> <p>a) 14/03042/FL: Convert first floor office to 2 studio apartments at 10 Swan Street</p>			

ME19 6LP.

- b) 13/01552/FL: Demolish 'St Johns office building' with car park; erect 4 detached houses with garages & parking at 31 Town Hill ME19 6QL.
- c) 13/01952/FL: Erect 4 town houses and 1 retail unit at Mill Yard, 26 Swan Street ME19 6LP. This replaces 10/00991/FL: Erect 7 ground-floor retail units with 5x 2-bed apartments over (Approved 14/06/2011) at same site.

**Overall, although the report submitted attempts to justify the planning application, as we have demonstrated, this certainly does NOT meet any of the criteria for consideration of granting a planning application in the GREEN BELT.**

Green Belt

We have confirmed with TMBC that this piece of agricultural land lies within the Green Belt. Over many year considerable work has been carried out by the councils at Parish, Borough and County level to ensure that West Malling, a historic Market Town has appropriate protection of its green spaces. Our open spaces are recognized as one of the key features that our residents enjoy about living here and it is important that they are protected from development.

This has been achieved through ensuring they are protected as Green Belt and in some cases, the land (such as Macey's Meadow & The Old County Ground) have been purchased by West Malling Parish Council to give additional protection. Additionally West Malling Parish Council is currently applying to list areas such as this as a Community Asset.

**Having reviewed fully all aspects of this application, West Malling Parish Council believes that this application should be refused as the development of the office block is within the Green Belt and there is no justification within the application that warrants ignoring the high level of protection given to this site.**

Incorrect Use of Replacement Policy DC2

This application applies to replace 3 existing agricultural buildings using replacement policy DC2. We believe, as well as confirming with TMBC Planning Department) that this is an incorrect use of this policy. The policy intent and wording (as in "Managing Development & the Environment" is to allow for limited replacement of existing agricultural buildings.

In fact, this application fails a number of the conditions set out in DC2.

- (a) West Malling Parish Council does not believe that the 3 existing buildings (as described by the applicant) can be described as buildings. We request a site meeting with TMBC Planning Officers and Area 2 Planning Committee Borough Councillors to review the structures and confirm that they do not meet the description as detailed in DC2.
- (b) The applicant is applying to replace 3 existing buildings with one large office block. It is the understanding of West Malling Parish Council that all of these buildings were already replaced by a new apple store. This building was subsequently turned into the gunstore. It is not possible to replace these buildings again as this has already been done. **West Malling Parish Council believe that this application should be refused on this grounds.**
- (c) The applicant is applying to replace 3 existing buildings with one large office block that is of the same combined size. This policy doesn't allow for this. Section a covers this. It allows for replacement of individual agricultural buildings with new agricultural buildings of the same size. Adding their size together and applying for replacing the combined size is not covered by either the policy or the policy intent of TMBC DC2. **West Malling Parish Council believe that this application should be refused on this grounds.**

- (d) The applicant is seeking not to replace 3 existing agricultural buildings with the like, but to create one single large office block. This is nonagricultural and is in fact a complete change of use. This is not covered by either the wording of or policy intent of TMBC DC2. **West Malling Parish Council believe that this application should be refused on this grounds.**
- (e) The application specifically results in the fragmentation and severance of existing agricultural land and would create a non-viable agricultural unit. It would reduce the agricultural land available by approximately a third. West Malling Parish Council is very concerned that this fragmentation will lead to other future applications to change the use of the remaining agricultural land, leading to the loss of all of the land. Section b of the Policy covers this. **West Malling Parish Council believe that this application should be refused on this grounds.**
- (f) There has been no attempt made by the applicant to take into account biodiversity interest in accordance with Policy NE3. In fact, no biodiversity assessment or soil survey has been provided with the application. Section C of the policy covers this. West Malling Parish Council find this very disappointing, especially as we understand that the applicant has carried out some recent clearance work as part of preparatory for this application which may well have destroyed the biodiversity on this site. We would have expected this to be done only after the reports had been prepared and suitably examined. **West Malling Parish Council believe that this application should be refused on this grounds.**

Previous Planning Applications

There have been many attempts over nearly 50 years to change the use of this land from agricultural. All of these have been refused as there has been a very public acknowledgement over that time that this land should be retained for its historic use.

- (a) In 1961, an application was made to change the use of this site for residential use. This was refused, the main reason is that this is agricultural land.
- (b) In 1971, an application was made to build a bungalow on this site (71/0728). This was refused, the main reason is that this is agricultural land.
- (c) In 1975, an application was made to build a bungalow on this site (75/10936). This was refused, the main reason is that this is agricultural land.
- (d) In 2004, an application was made to place a caravan on this site (04/1954). This was refused, the main reason is that this is agricultural land.

Having carefully reviewed all aspects of the application, West Malling Parish Council cannot see anything materially different with this application to justify the loss of this key area of Green Belt. **West Malling Parish Council believe that this application should be refused on this grounds.**

Impact on Local Economy

This application is in a rural part of West Malling, located at the very edge where the neighbouring productive agricultural land is located. The application makes much of the need to develop the economy in West Malling. As the Parish Council, we support the need to develop and maintain a vibrant business community, but also protecting our Green Belt spaces, all of which are key to the character of our Market Town and do so much to make West Malling a great place to live and work. Balancing these needs has been something we have done successfully over many years. As part of the development of Kings Hill, on the site of RAF West Malling, a number of

commercial office blocks were built. This enabled this kind of development to be provided adjacent to the many historic features and swathes of Green Belt in West Malling itself. This is still the case today, in fact there is already surplus stock of this available in the area.

Tonbridge & Malling Borough Council's own studies has shown that there is already sufficient office accommodation across the Borough, negating the applicant's argument that additional is needed.

In addition, there are proposals for Kent County Council to turn the site of the now defunct Aylesford Newsprint, located just over 1.5 miles away into a business park. This could be along the lines of the Discovery Park in Sandwich, which was able to attract small businesses with special grants etc.

In conclusion, West Malling Parish Council cannot see the justification for this application on the grounds of an economic or business need. **West Malling Parish Council believe that this application should be refused on this grounds.**

Impact on Transportation

This application is in a rural part of West Malling, located at the very edge where the neighbouring productive agricultural land is located.

- (a) The application makes no mention of the types of businesses occupying the proposed new office block. As a result it is not possible to make any accurate assessment of the impact of this additional traffic to the narrow rural road and the wider West Malling Community. Based on even 2 movements for each car parking space, this additional level of traffic in this rural location would cause undue disruption to this rural part of West Malling. In their planning statement, the applicant makes reference to the local vet or dentist, were a business like this to move to the proposed office block, it would result in a very high number of vehicle movements, completely at odds with the rural aspect of the road. The likelihood is that the number of car, van and truck movements to and from this site would greatly exceed the capacity of the road and be a danger to both road and pedestrian users. **West Malling Parish Council believe that this application should be refused on this grounds.**
  
- (b) West Malling Village Hall, football pitch, tennis courts & children's play area are all located very close to the proposed office block. There are concerns that this development would lead to unwarranted additional traffic affecting these well used local facilities. **West Malling Parish Council believe that this application should be refused on this grounds.**

Impact on Environment

This application is in a rural part of West Malling, located at the very edge where the neighbouring productive agricultural land is located.

- (a) The proposed entrance / exit for the proposed office block would mean that headlights of cars, vans or even trucks when exiting the site would cause extreme light pollution to the ground floor windows of the existing cottages located directly opposite. This is magnified by the very narrow nature of Norman Road at this point. This is even more worrying as the applicant has given no indication of the number of additional vehicle movements that would take place and what type they would be. **West Malling Parish Council believe that this application should be refused on this grounds.**
  
- (b) This proposed office block is located close to residential housing, a local children's play area, West Malling Village Hall, Playing Field and tennis courts. As the applicant has not provided any information on the number and type of vehicle movements, West Malling Parish Council is concerned about the potential for additional air and noise quality issues in the area and cannot make

	<p>any assessment due to the lack of information. <b>West Malling Parish Council believe that this application should be refused on this grounds.</b></p> <p>(c) The application does not limit the amount of days or hours the proposed new office block can be operated. This means that there is the potential for it to be used 24 hours a day, 7 days a week. This would cause substantial noise pollution for local residents and those using nearby public facilities. <b>West Malling Parish Council believe that this application should be refused on this grounds but if TMBC was minded to approve the application, West Malling Parish Council would like to see hours of operation set at 0800 to 1600 Monday to Friday (not including Bank Holiday's) as part of the terms.</b></p> <p>(d) As previously highlighted, the applicant has failed to provide a biodiversity report for the site. Considering this is Green Belt land and has been free from development this report is key to highlighting any important plants or wildlife, the applicant should have provided one. This would have allowed for a proper understanding of the environment. West Malling Parish Council consider this to be vital as the proposed office block is located next to Macey's Meadow, which is an area of open countryside (owned and maintained by us for the benefit of the local community) and there are bats located there. There are other wildlife such as grass snakes, rabbits etc. living there. <b>West Malling Parish Council believe that this application should be refused on this grounds.</b></p> <p>(e) The application is for an office block, yet in the Planning Application document makes reference to businesses such as dentists and vets occupying the site. This type of business is not suitable for a rural area and is already well served by the ample car parking provisions, public transport etc. that is available in the centre of West Malling already. Any business like this would cause substantial disruption to local residents. <b>West Malling Parish Council believe that this application should be refused on this grounds.</b></p> <p>(f) The applicant has not provided a scheme of lighting for the site, including security lighting. It is not possible to assess the impact of any scheme on the Green Belt, neighbours and the surrounding public amenities without it. <b>West Malling Parish Council believe that this application should be refused on this grounds.</b></p> <p>(g) The applicant has not provided a scheme of the disposal of both rainwater and waste disposal. It is not possible to assess the impact of any scheme on the Green Belt, neighbours and the surrounding public amenities without it. <b>West Malling Parish Council believe that this application should be refused on this grounds.</b> “</p>			
<p>47.2</p>	<p><b>(15/646.3) TM/15/03570/LB</b> – 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 <b>53 Swan Street</b> for <b>Mr Nicholas Pittman</b> – it was noted that the following comments had been submitted to T&amp;MBC on behalf of WMPC:  <i>[No objections]</i></p>			

47.3	<p><b>(15/650.1) Site Notices, Removal</b> – it was noted that the following response had been received from Mr Steve Humphrey, T&amp;MBC Director of Planning;</p> <p>“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”</p> <p>Mr Selkirk would be responding to Mr Humphrey direct.</p>	RS		
16/	<b>PLANNING APPLICATIONS</b>			
	<p>Mr Selkirk declared an interest in the following application as the applicants were near neighbours and personal friends of his. Mr Selkirk remained in the room but took no part in the discussion.</p> <p>Mrs Lane took the chair just for this application.</p>			
48.1	<p><b>TM/15/03813/FL</b> – proposed dormers to front and rear. Roof slopes for conversion of roof to bedroom and en-suite at <b>24 Frog Lane</b> for <b>Mr &amp; Mrs R &amp; A Lomas &amp; Wyper</b></p>			
	<p><i>[Members had no objections in principle but expressed some concerns about the possible impact on neighbours. Members suggested that T&amp;MBC and the applicant ought to liaise with neighbours regarding:</i></p> <ul style="list-style-type: none"> <li>• <i>Hours of working and deliveries</i></li> <li>• <i>Scaffolding</i></li> <li>• <i>Parking of construction vehicles</i></li> </ul> <p><i>Members suggested that ideally the casement windows ought to be timber but would understand that uPVC be used if all other window frames and doors had also been replaced with uPVC]</i></p>	Clerk	✓	
	Mr Selkirk resumed the chair for the remainder of the meeting.			
48.2	<p><b>TM/15/03867/LB</b> – Listed Building consent – extension to main roof over garage, additional rooms to loft area, creation of front gable and side dormer to South elevation together with replacement windows, window opening alterations and upgrade of existing ground floor habitable rooms (Amendment to TM/14/04292/LB to include alterations to window position in respect of conversion of outbuilding and provision of roof light and light tubes at <b>Tudor Cottage 134 High Street</b> for <b>Mrs G Reeve</b></p> <p>Members were aware of the concerns expressed by a resident concerning the light tubes.</p>			
	<p><i>[Members referred to their previous comments which they felt were still appropriate. Members expressed concerns about:</i></p> <ul style="list-style-type: none"> <li>• <i>The positioning of the gates</i></li> <li>• <i>Materials used, which were felt to be out of keeping with the aesthetics of a Conservation Area</i></li> <li>• <i>The window dormer above the garage would be visible from the street</i></li> <li>• <i>Both materials and size of the extension were felt to be out of keeping with Tudor Cottage itself</i></li> <li>• <i>The light tubes were felt to be out of keeping with the character of the building</i></li> <li>• <i>No details were given of the materials of the garage door</i></li> <li>• <i>Concerns were expressed about access which might block the public highway ]</i> </li></ul>	Clerk	✓	
	Mrs Smyth declared an interest in the following application as a member of the West Malling Blue Plaques Project. Mrs Smyth remained in the room but took no part in the discussion.			
48.3	<p><b>TM/15/03743/LB</b> - Listed Building Application – revision of the location of 3 blue plaques to be attached to listed buildings in West Malling previously approved under ref. TM/15/02898/LB at <b>West Malling Railway Station</b> for <b>West Malling Blue Plaques Project</b></p> <p><i>[No objections]</i></p>	Clerk	✓	

<b>48.4</b>	<b>TM/15/03738/FL</b> – demolition of boundary wall and formation of vehicular access to both 54 & 56 Offham Road at <b>54 and 56 Offham Road</b> for <b>Mr Kevin Wilkinson</b>			
	<i>[Members expressed major concerns at the discrepancies in the measurements provided in Ref. 1 Scale Drawing which did not tally with the other drawings. Members consider it imperative that T&amp;MBC clarify this with the applicant and require the applicant to re-submit the application. The members of West Malling Parish Council are unable to comment until these discrepancies are resolved and would not wish to see T&amp;MBC determine this application until such time as WMPC has been provided with the correct information. Members wish this to be resolved as a matter of urgency in view of T&amp;MBC's review of parking in WM]</i>	<b>Clerk</b>	✓	
	Once this had been resolved by T&MBC, members would then wish to ask T&MBC (Mr Robert Styles) what the impact of this proposal would be on the parking proposals for Offham Road.	<b>All</b>		
<b>48.5</b>	<b>TM/15/03802/LDE</b> – Lawful Development Certificate Existing – continued use as domestic garden at <b>Fern Cottage 54 Brickfields</b> for <b>Mr Stephen Wright</b>			
	The Clerk was to ask T&MBC why the need had arisen for this Lawful Development Certificate.	<b>Clerk</b>	✓	
	It was agreed that the response to T&MBC would be established by e-mail between members.	<b>All</b>		
<b>48.6</b>	<b>TM/15/03393/FL</b> – demolition of existing rear extension and replacement with new single storey extension, with minor internal alterations to ground floor at <b>28 King St</b> for Mr & Mrs Hugh Taylor			
	<i>[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.]</i>	<b>Clerk</b>	✓	
<b>48.7</b>	<b>TM/16/00073/TNCA</b> – Fell Sycamore (concern about failure in high winds following failure of maturing Eucalyptus) at <b>Forsters 124 High Street</b> for <b>Mr Stuart Richards</b>			
	<i>[Members had no objections to the proposal, subject to Mrs Guthrie's views: if Mrs Guthrie should have concerns about the proposal then members would wish to review their comments]</i>	<b>Clerk</b>	✓	
<b>16/</b>	<b>PLANNING APPROVALS</b>			
<b>49.1</b>	<b>TM//15/03428/FL</b> – 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 <b>2 West Street</b> for <b>Mr Paul Towens</b> <i>Subject to conditions including, inter alia:</i> <ul style="list-style-type: none"> <li><i>The business shall not be carried on outside the hours of 08.30 to 17.30 Monday to Saturday and 10.00 to 16.00 on Sundays and Bank Holidays unless otherwise agreed in writing with the LPA</i></li> </ul>			
<b>49.2</b>	<b>TM/15/03429/LB</b> – Listed Building Application – internal repairs and alterations at <b>2 West Street</b> for <b>Mr Paul Towens</b> <i>[WMPC had had no objections and welcomed a new business]</i>			

49.3	<p><b>TM/15/03364/FL</b> – change of use from residential to Retail shop (A1) at <b>52 High Street</b> for <b>Mr David Catterall</b>  <i>Subject to conditions including, inter alia:</i></p> <ul style="list-style-type: none"> <li>• <i>The use hereby approved shall not be used or operated outside the hours of 07.30 to 18.30 Mondays to Saturdays and 08.00 to 17.00 on Sundays and Bank Holidays</i></li> <li>• <i>No deliveries or collections relating to the use of the premises shall be carried out outside the hours of 07.00 to 19.00 Mondays to Saturdays, with no deliveries or collections on Sundays or Bank Holidays</i></li> <li>• <i>Notwithstanding the provisions of the Town and Country Planning...Order 2015..no material change of use shall be carried out within Class C or Part 3 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto [this to control the use as a café or restaurant, in the interests of residential amenity]</i></li> </ul> <p>[WMPC's comments had been:  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. ]</p>			
	<p>Mr Selkirk reported that when he had attended the meeting of T&amp;MBC's Planning &amp; Transportation Advisory Board the "Head of Planning" had been present; Mr Selkirk would be writing to her to express WMPC's concerns that the above application had been approved in spite of WMPC's objections.</p>	RS		
49.4	<p><b>TM/15/03383/FL</b> – 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 <b>Willowfields 158 Lavenders Road</b> for <b>Mr A Brown</b>  [WMPC's comments had been:  /Members considered this proposal to be over-dominant; the linked garage was not properly detached from the main property and should be fully detached]</p>			
49.5	<p><b>TM/15/03570/LB</b> – Listed Building Application – to drill and inject a horizontal chemical damp proof course, remove plaster to 3ft. and replace with specialist salts resistant plaster. A final coat of multi-finish plaster will be applied at <b>53 Swan Street</b> for <b>Mr Nicholas Pittman</b>  [WMPC had had no objection]</p>			
49.6	<p><b>TM/15/01764/LB</b> - 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 <b>Priors House 18 King Street</b> for <b>Dr Theodora Zemek</b>  [WMPC had had no objection]</p>			
49.7	<p><b>TM/15/03717/TNCA</b> - T1 - Apple tree (Fallen over and re-rooted), Fell. T2 - Willow (old pollard), repollard (young growth only) at <b>155 St Leonards Street</b> for <b>Mr M Jenkins</b>  [WMPC had had no objection]</p>			



49.8	<p><b>TM/15/03715/TNCA</b> - (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 <b>159 St Leonards Street</b> for <b>Mr Nigel Bidgood</b> [WMPC had had no objection]</p>			
49.9	<p><b>TM/15/03660/TNCA</b> - 1 pine tree and 5 conifer trees in rear garden - reduce by 30% and trim at <b>38 Town Hill</b> for <b>Mr Paul Deeks</b> [WMPC had had no objection]</p>			
49.10	<p><b>TM/15/03856/TNCA</b> - 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 <b>Nevill Lodge 4 Town Hill</b> for <b>Mrs Deb Sutch</b> [WMPC had had no objection]</p>			
49.11	<p><b>TM/15/03825/TNCA</b> - 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 <b>Land East of 18 Norman Road</b> for <b>West Malling Parish Council</b></p>			
16/	<p><b><u>PLANNING REFUSALS</u></b></p>			
50.1	<p><b>TM/15/03283/FL</b> – side and rear first floor extensions at <b>2 Ewell Avenue</b> for <b>Mrs D Bushnell</b> <i>Refused on the grounds:</i></p> <ul style="list-style-type: none"> <li>• <i>The proposed extensions, due to the siting, size and scale of the rear first floor element, would result in a cramped built form that would be unsympathetic to its residential setting that would harm the form and character of the area .....</i></li> <li>• <i>The proposed extensions, due to the siting, size and scale of the rear first floor element, would result in an overbearing visual impact that would harm the outlook of the occupants of no. 9 Fartherwell Avenue and would also afford an unacceptable level of direct overlooking of the properties of Nos. 7 and 9 Fartherwell Avenue that would demonstrably harm their privacy. ....</i></li> </ul> <p>[WMPC had had no objections]</p>			
16/51	<p><b><u>PROPOSED CHANGES TO PLANNING POLICY</u></b></p> <p>Members were invited to consider a response to (<a href="https://www.gov.uk/government/consultations/national-planning-policy-consultation-on-proposed-changes">https://www.gov.uk/government/consultations/national-planning-policy-consultation-on-proposed-changes</a> (deadline for comments 25 January 2016))</p> <p>Mr Selkirk agreed to formulate some comments.</p>	RS		
16/52	<p><b><u>“CALL FOR SITES”</u></b></p> <p>Receipt was noted of a hardcopy of a letter dated 17 December 2015 from East Malling &amp; Larkfield Parish Council to Kings Hill Parish Council. East Malling &amp; Larkfield PC expressed concern about Broadwater Farm being zoned for housing; one of the objectives of that PC was to prevent East Malling, Larkfield, Kings Hill and West Malling linking up to become one continuous urban area.</p> <p>The Clerk had provided Mr Selkirk and Mrs Dean with a copy of the letter.</p>			
	<p>The Clerk was to reply to East Malling &amp; Larkfield Parish Council to say that in principle WMPC members agreed with the contents of the letter and wished to know how best to liaise so that the Parishes might work together.</p>	Clerk	✓	

16/	<b><u>RYARSH LANE WALL</u></b>			
53.1	<p><b>Ryarsh Lane Wall</b> – concerns had been expressed to WMPC’s Amenities Committee about the state of the wall outside Reshape House. There were substantial cracks in the wall which had been made worse by large bins pressing against the wall.</p> <p>The Clerk was to report this to KCC Highways, making the following points:</p> <ul style="list-style-type: none"> <li>• Remedial work needed on Health &amp; Safety grounds</li> <li>• Planning permission will be required as located within Conservation Area</li> <li>• Close to public highway with no separate footway</li> <li>• Photos can be provided</li> </ul>	Clerk	✓	*
[* WMPC advised to contact T&MBC – response awaited]				
16/	<p><b><u>PLANNING CORRESPONDENCE</u></b></p> <p>Receipt was noted of the following:</p>			
54.1	<b>T&amp;MBC “B Lists” – 15/50, 15/51, 16/01, 16/02</b>			
54.2	<b>CPRE – “Fieldwork” publication Winter 2015</b>			
16/ 55	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u></b> – None			
<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.15 pm</p> <p>Signed.....</p> <p>Date.....</p>				