

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 23 FEBRUARY 2016, 7.30PM AT VILLAGE HALL, WEST MALLING

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

Carole D'Silva (Clerk, minute-taker)

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

Minute		Action by	Action taken	Response
16/104	APOLOGIES FOR ABSENCE were received from Mr Bullard, Mr Carroll, Mrs Dean, Mr Galloway, Mr Harriott and Mrs Smyth; Ms Marlor tendered her apologies subsequent to the meeting.			
16/105	DECLARATIONS OF INTEREST – none other than those routinely declared			
16/106	MINUTES of the meeting held on 19 January 2016 were received but could not be approved for signature as the meeting was inquorate. Clerk to note for next meeting.	Clerk	✓	
16/107	MATTERS ARISING from the minutes not otherwise on the agenda – None			
16/	PLANNING APPLICATIONS			
108.1	TM/15/02636/FL – proposed vehicular access to Norman Road to serve new plot adjacent to 120 Norman Road at Former Orchard Land West of 120 Norman Road for Mr John Vernon Turner (revised plans received 29.1.16)			
	It was agreed that Mr Selkirk would draft a response for submission by the Clerk on behalf of WMPC.	RS/ Clerk	✓	*
	<p>[* subsequent to the meeting the following comments were submitted to T&MBC: West Malling Parish Council reply to TMBC Planning Application 15/02636/FL</p> <p>Having reviewed fully all aspects of this application, West Malling Parish Council believes this application should be refused as the site is within the Green Belt and there is no justification within the application that supersedes the high level of protection given to this site.</p> <p>In coming to this decision, West Malling Parish Council has taken into account the response made with regard to a planning application for a neighbouring plot and have applied consistency to both.</p> <p>Declaration of Interest</p> <p>It is worth noting formally for the record that the wife of the applicant is known to West Malling Parish Council as she was for many years a Parish Councillor. She is also the Booking Secretary for our Village Hall, of which she is also a Trustee and member of the Management Committee.</p> <p>In determining this application, we have ensured that our decision is based on the evidence supplied only and has been treated equally with all other planning applications.</p>			

	<p>Green Belt</p> <p>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.</p> <p>Our open spaces are recognized as one of the key features that our residents enjoy about living and it is important that they are protected from development.</p> <p>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.</p> <p>Additionally West Malling Parish Council is currently applying to list areas such as this as a Community Asset.</p> <p>Impact on Transportation</p> <p>This application is in a rural part of West Malling, located at the very edge where the neighbouring productive agricultural land is located.</p> <ul style="list-style-type: none"> (a) The proposed entrance is located very close to residential properties. There are concerns this development would lead to unwarranted additional traffic affecting these houses. West Malling Parish Council believe that this application should be refused on this ground. (b) West Malling Village Hall, football pitch, tennis courts & children’s play area are all located very close to the site. 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. <p>Impact on Environment</p> <p>This application is in a rural part of West Malling, located at the very edge where the neighbouring productive agricultural land is located.</p> <ul style="list-style-type: none"> (a) The proposed large entrance / exit for the site would mean that headlights of cars, vans 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. 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 site 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 concerned about the potential for additional air and noise quality issues in the area and cannot make any assessment due to the lack of information. West Malling Parish Council believe that this application should be refused on this grounds. (d) There is no biodiversity report for the site provided. 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 site 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. West Malling Parish Council believe that this application should be refused on this grounds. (e) The Planning Application document. The section ‘Assessment of Flood Risk’ has not been completed. As such is not possible to assess and comment on this important aspect West Malling Parish Council believe that this application should be refused on this ground. 		
<p>108.2</p>	<p>TM/16/00231/FL – demolition and replacement of late 20th Century outshut (lean-to) on the rear garden frontage with a new enclosure and stair to give access up into isolated upper room of south bay of the house. Internal fitting-out of the upper room of the south bay at Priors House</p>		

	18 King Street for Dr Theodora Zemek			
	<i>[Members had no objections to the proposal. They did however comment that it was virtually impossible to form an overview of what the applicant was trying to achieve because of the multiplicity of applications]</i>	Clerk	✓	
108.3	TM/16/00012/FL – conversion of part of first floor and whole of second floor from HMO to 2 self-contained one bedroom flats at 63 High Street for The Old Clock Shop			
	<i>[Because of the High Street location, members would not support a proposal which had an adverse impact on parking spaces; in particular they would expect the applicant to make appropriate arrangements for skips and contractors' vehicles. Apart from these concerns members had no objections]</i>	Clerk	✓	
108.4	TM/16/00013/LB - Listed Building Application - conversion of part of first floor and whole of second floor from HMO to 2 self-contained one bedroom flats at 63 High Street for The Old Clock Shop			
	<i>[Because of the High Street location, members would not support a proposal which had an adverse impact on parking spaces; in particular they would expect the applicant to make appropriate arrangements for skips and contractors' vehicles. Apart from these concerns members had no objections]</i>	Clerk	✓	
108.5	TM/16/00333/LB - Listed Building Application – automation of existing vehicular access gates. Rehang existing gates at back of existing piers with mechanical gate mounted ram motors and built in manual release. Provision of entry key pad on side of existing pier at Brome House 148 High Street for Mr John Pfeil			
	<i>[Members were not sure if this would be a remote-controlled system; if not then it would be likely to cause congestion. Members ask for clarification of this to enable them to consider the proposal at the next meeting of WMPC's Planning Committee on 15 March 2016]</i>	Clerk	✓	
108.6	TM/16/00069/FL – single storey rear extension and loft conversion at 131 Norman Road for Mr Daniel O'Farrell			
	<i>[Members had no objections to the proposed extension; however the plans also showed a DRIVEWAY for which there was no application. Clarification would be appreciated.]</i>	Clerk	✓	
108.7	TM/16/00328/FL – proposed loft conversion with 2 rolled-lead clad dormers to rear elevation and 2 conservation roof lights to front elevation at 56 Offham Road for Mr Kevin Wilkinson			
	<i>[Members OBJECTED to this proposal as they considered the installation of TWO dormers to be excessive; they might however reconsider their views if there were only one dormer]</i>	Clerk	✓	
108.8	TM/16/00055/FL – reclad walls of existing dwelling in white painted softwood at 43 Ryarsh Lane for Mr Richard Ware			
	<i>[No objections]</i>	Clerk	✓	
108.9	TM/16/00313/TNCA – remove dying flowering cherry (replace with Beech hedging) at 145 St Leonards Street for Mr Nicholas Page			
	<i>[No objections]</i>	Clerk	✓	
108.10	TM/16/00134/TNCA – Remove overhanging Sycamore branches encroaching garages at Land Adjacent to Garages Frog Lane for Mr Timothy Harker			
	<i>[Members felt that there was insufficient information as to the extent of the work to allow them to formulate a response as there were health & safety issues. Members request that further information be provided.]</i>	Clerk	✓	
	It was agreed that the following also be considered in view of time constraints			
108.11	Baptist Church, Swan Street - it had been brought to the attention of the Parish Council that there was a Site Notice in respect of a Certificate of Authorisation which had been applied for to allow: "removal of the old pebbledash to the front elevation of the church and replace with lime render" WMPC was not consulted on this as it was exempt from the normal planning application process. The Clerk had contacted the Baptist Church and had ben informed as follows:			

	<p>“the reason for replacing the rendering is because it at the has come to the end of its life and has blown and loose from the wall in places.</p> <p>We have consulted with Tonbridge and Malling BC conservation officer and have agreed that we would replace the pebbledash with a lime render in keeping with the original rendering from when it was first built, with raised window surrounds / quoins features again in keeping with the original features of the Church from when it was first built and in keeping with other properties within Swan Street built about the same time. “</p> <p>Members had no objections to this proposal. Clerk was to inform the Baptist Church accordingly.</p>	Clerk	✓	
108.12	<p>TM/16/00340/FL – the proposed works comprise the demolition and replacement of the Pax House and the conversion of the Guest House into a non-residential centre for theological training with associated upgrading of vehicular and pedestrian access and external areas at St Marys Abbey 52 Swan Street for Rochester Diocesan Society and Board of Finance</p>			
108.13	<p>TM/16/00341/FL – Listed Building Application – the proposed works comprise the demolition and replacement of the Pax House and the conversion of the Guest House into a non-residential centre for theological training with associated upgrading of vehicular and pedestrian access and external areas at St Marys Abbey 52 Swan Street for Rochester Diocesan Society and Board of Finance</p>			
	<p>Mr Selkirk reported that he and Mrs Dean had attended a site meeting in respect of the applications 16/108.12 & 16/108.13 above.</p> <p>It was agreed that Mr Selkirk would draft some comments for submission to T&MBC.</p>	RS		
108.14	<p>TM/16/00104/FL – erection of ancillary garden home workshop and garden store building at The Crest 44 King Hill for Mr Jason Shave.</p> <p>It was agreed that Mr Selkirk would draft some comments for submission to T&MBC.</p>	RS		
108.15	<p>Church Centre – Mr Selkirk reported that the application had been revised from five dwellings to four dwellings. Mr Selkirk was of the opinion that this amendment necessitated re-consultation as he did not consider it to be a minor change.</p> <p>T&MBC Planning officer was recommending approval.</p> <p>The application was on the agenda for T&MBC Area 2 on 2 March 2016.</p> <p>Mr Selkirk explained that not all of WMPC 's concerns had been addressed e.g. rooflights, bin store, overlooking of Churchyard.</p> <p>It was agreed that Mr Selkirk write to the Planning officer Mr Mark Fewster.</p>	RS		
	<p>It was agreed that Mr Selkirk attend Area 2 on behalf of WMPC . Clerk to notify T&MBC and to ask that he be the last public speaker.</p>	Clerk	✓	
16/109	<p><u>LAWFUL DEVELOPMENT CERTIFICATE PROPOSED</u></p> <p>Notification, FOR INFORMATION ONLY, had been received from T&MBC:</p> <p>TM/15/03949/LDP – extension of existing B8 building at Ashtree Farm Teston Road for Mrs Caroline Saunders</p> <p>Members had no objections to the proposal.</p> <p>However, Mr Selkirk expressed a desire for training for members, which would include an explanation of the Lawful Development process.</p> <p>Mr Selkirk had contacted the Head of Planning at T&MBC (Mrs Louise Reid) to suggest that T&MBC provide training for Parish Councillors.</p>			

16/	PLANNING APPROVALS [copies of the decision notices in full are obtainable from the T&MBC website]			
110.1	TM/15/03597/NMA – Non Material Amendment to correct plans and amend red line application site for TM/13/01952/FL (Development comprising 4 two-bedroom town houses and one retail unit plus associated parking and external works at Mill Yard 26 Swan Street for Bedlars Holdings UK LLP			
110.2	TM/15/03969/NMA – Non Material Amendment – to install 2 roof lights to new pitched roof of planning permission TM/14/04026/FL (single storey extensions to rear elevation and extend new pitched roof over existing flat roofs; install solar panels to roof) at 140 High Street for Mr H Wooldridge			
110.3	TM/15/03813/FL – proposed dormers to front and rear. Roof slopes for conversion of roof to bedroom and en-suite at 24 Frog Lane for Mr & Mrs R & A Lomas & Wyper [WMPC had commented: [Members had no objections in principle but expressed some concerns about the possible impact on neighbours. Members suggested that T&MBC and the applicant ought to liaise with neighbours regarding: <ul style="list-style-type: none"> • Hours of working and deliveries • Scaffolding • Parking of construction vehicles 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]			
110.4	TM/15/03802/LDE – Lawful Development Certificate Existing – continued use as domestic garden at Fern Cottage 54 Brickfields for Mr Stephen Wright			
110.5	TM/15/03743/LB - 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 West Malling Railway Station for West Malling Blue Plaques Project [WMPC had had no objections]			
110.6	TM/15/03867/LB – 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 co[n]version of outbuilding and provision of roof light and light tubes at Tudor Cottage 134 High Street for Mrs G Reeve [WMPC had commented: Members referred to their previous comments which they felt were still appropriate. Members expressed concerns about: <ul style="list-style-type: none"> • The positioning of the gates • Materials used, which were felt to be out of keeping with the aesthetics of a Conservation Area • The window dormer above the garage would be visible from the street • Both materials and size of the extension were felt to be out of keeping with Tudor Cottage itself • The light tubes were felt to be out of keeping with the character of the building • No details were given of the materials of the garage door • Concerns were expressed about access which might block the public highway] • Members were aware of the concerns expressed by a resident concerning the light tubes.]			
110.7	TM/16/00073/TNCA – Fell Sycamore (concern about failure in high winds following failure of maturing Eucalyptus) at Forsters 124 High Street for Mr Stuart Richards [WMPC had commented: [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]			

<p>16/111</p>	<p><u>PLANNING REFUSALS</u> [copies of the decision notices in full are obtainable from the T&MBC website]</p> <p>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</p> <p><i>[refused on the grounds: 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 The proposal is not a form of development that is normally permitted in the countryside as listed in Policy CP14... and no material considerations exist that justify the setting aside of this provision.....]</i></p> <p>See minute 16/112 below</p>			
<p>16/112</p>	<p><u>PLANNING APPEAL</u></p> <p>Notification had been received from T&MBC that an appeal had been lodged against T&MBC's refusal in respect of:</p> <p>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 (any ADDITIONAL comments to be submitted to the Planning Inspectorate by 10 March 2016)</p> <p>It was agreed that Mr Selkirk would draft some comments for circulation to WMPC members before submission to T&MBC.</p> <p>Mr Selkirk would be asking T&MBC (Mr Mark Fewster) how T&MBC would be responding to this Appeal.</p>	<p>RS/ Clerk</p>		
<p>16/</p>	<p><u>PLANNING CORRESPONDENCE</u></p> <p>Receipt was noted of the following:</p>			
<p>113.1</p>	<p>T&MBC "B Lists" – 16/03; 16/04; 16/05; 16/06; 16/07</p>			
<p>113.2</p>	<p>T&MBC Area 2 - agenda papers re meeting on 2 March 2016.</p> <p>It was agreed that Mr Selkirk attend the Area 2 meeting as the Church Centre application was on the agenda. The Clerk was to notify T&MBC that Mr Selkirk would be representing WMPC at that meeting and ask that he be the last public speaker.</p>	<p>Clerk</p>	<p>✓</p>	
<p>16/114</p>	<p><u>ACCOUNTS FOR PAYMENT</u></p> <p>It was not possible to approve these for signature as the meeting was inquorate. Clerk to note for future meeting.</p>	<p>Clerk</p>		

<p>16/115</p>	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u> – None</p> <p>Other Meetings</p> <p>Mr Selkirk made the meeting aware of the following meetings:</p> <p>Friday 11 March 2016, 6pm at Larkfield Village Hall; this meeting arranged by CPRE to discuss T&MB's new Local Plan</p> <p>Monday 14 March 2016, 7.30pm at The Institute, Mill Street, East Malling; this meeting arranged by East Malling & Larkfield Parish Council</p>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9pm</p> <p>Signed.....</p> <p>Date.....</p>			