

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 15 MARCH 2016, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mr R Selkirk (Chairman)  
Mr F Carroll  
Mr S Harriott  
Co-opted member:  
Mr M North

Minute		Action by	Action taken	Response
16/155	<b>APOLOGIES FOR ABSENCE</b> were received from Mr Bullard, Mrs Dean , Mr Galloway, Ms Marlor and Mrs Smyth .			
16/156	<b>DECLARATIONS OF INTEREST</b> – none other than those routinely declared.			
16/157	<b>MINUTES</b> of the meetings held on 19 January 2016 and 23 February 2016 were approved and signed			
16/158	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda – None			
16/	<b>PLANNING APPLICATIONS</b>			
159.1	<b>TM/16/00518/FL</b> – minor improvement works to existing single storey domestic outbuilding/conservatory/garden room or hobbies room at <b>Town Hill Cottage 58 Town Hill</b> for <b>Mr &amp; Mrs Peter Cosier</b> <i>[No objections]</i>	Clerk	✓	
159.2	<b>TM/16/00535/FL</b> - proposed loft conversion with 2 rolled-lead clad dormers to rear elevation, 3 conservation rooflights to front elevation and single storey rear extension at <b>58 Offham Road</b> for <b>Mr Ross Matthews</b> <i>[Members OBJECTED to this proposal; they referred to their objections submitted in respect of TM/16/00328/FL as they felt that the same principles would apply viz: they considered the installation of TWO dormers to be excessive; they might however reconsider their views if there were only one dormer]</i>	Clerk	✓	
159.3	<b>TM/15/03244/OA</b> - Outline Application - detached 2 storey dwelling at <b>The Old Startled Saint 120 Teston Road</b> for <b>Martin Magrath Associates</b> <i>[No objections]</i>	Clerk	✓	
159.4	<b>TM/16/00741/TNCA</b> = T7 – Common Lime thin crown by 20-25%. T44 – Wild Cherry remove major deadwood. T46 – London Plane raise low canopy to 2.5m. T25 – Prunus to fell. T29 – Prunus to fell at <b>St Mary's the Virgin Church</b> for <b>St Marys Church High Street</b> <i>[No objections]</i>	Clerk	✓	
16/	<b>PLANNING APPROVALS</b>			
160.1	<b>TM/15/03889/FL</b> – proposed conversion of St Mary's Church Centre building to 3 residential units, including extensions and alterations, demolition of the former air raid shelter and toilets and construction of a new two storey detached dwelling, vehicular access and car parking at <b>Church Centre Churchfields</b> for <b>St Mary's Church P.C.C.</b> <i>Subject to conditions including, inter alia:</i>			

	<ul style="list-style-type: none"> <li>• Details to be approved of: materials; joinery; front boundary wall and railings; vehicle parking; landscape and boundary treatment; disposal of surface water; storage and screening of refuse bins;</li> <li>• ..no development shall be carried out within Class A, B, D and E of Permitted Development Order 2015 unless planning permission has been granted...</li> <li>• ..implementation of programme of building recording [to ensure that historic building features are properly examined and recorded]</li> <li>• Archaeological field evaluation works</li> <li>• Implementation of programme of heritage interpretation...</li> <li>• Demolition/construction management plan ...</li> <li>• Details of all first floor windows/roof lights facing Churchfields in terms of glazing type, height above floor level and method of opening...</li> </ul>			
<b>160.2</b>	<b>TM/15/03788/FL</b> – dormer window to front elevation at <b>60 Ryarsh Lane</b> for <b>Mr G Roper</b>			
<b>160.3</b>	<p><b>TM/15/02626/FL</b> – proposed vehicular access to Norman Road to serve new plot adjacent to 120 Norman Road at <b>Former Orchard Lane West of 120 Norman Road</b> for <b>Mr John Vernon Turner</b></p> <p>Subject to conditions including, inter alia:</p> <ul style="list-style-type: none"> <li>• .....no development of additional hardstanding or buildings shall take place unless planning permission has been granted...</li> <li>• The configuration of the access shall accord with the following dimensions:</li> <li>• Opening (gate plus 2 gate posts) limited to 3.6m in width</li> <li>• Set back limited to 2m</li> <li>• Opening at the footpath edge limited to 6.2m in width [in the interests of the character of the rural street scene]</li> <li>• the driveway shall drain all surface water away from the highway</li> </ul>			
<b>160.4</b>	<p><b>TM/16/00055/FL</b> – re-clad walls of existing dwelling in white painted softwood at <b>43 Ryarsh Lane</b> for <b>Mr Richard Ware</b></p> <p>Subject to conditions including, inter alia:</p> <ul style="list-style-type: none"> <li>• the softwood cladding to be applied to the dwelling walls shall be feather-edge boarding</li> </ul>			
<b>160.5</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 Street</b> for <b>Mr &amp; Mrs Hugh Taylor</b>			
<b>160.6</b>	<b>TM/16/00134/TNCA</b> – remove overhanging Sycamore branches encroaching garages at <b>Land Adjacent to Garages Frog Lane</b> for <b>Mr Timothy Harker</b>			
<b>160.7</b>	<b>TM/16/00313/TNCA</b> – remove dying flowering cherry (replace with beech hedging) at <b>145 St Leonards Street</b> for <b>Mr Nicholas Page</b>			
<b>160.8</b>	<b>TM/16/00296/PDVLR</b> – Prior Notification of Residential Extension – 1.8m addition to single storey rear extension at <b>40 Offham Road</b> for <b>Mr Tim Parson</b> – <b>PRIOR APPROVAL IS NOT REQUIRED</b>			
<b>16/</b>	<b><u>PLANNING ENFORCEMENT INVESTIGATIONS</u></b>			
<b>161.1</b>	<b>60 Ryarsh Lane</b> – notification had been received from T&MBC regarding alleged works not in accordance with TM/14/01901/FL that planning permission TM/15/03788/FL had been granted for a revised dormer window at this site so the case could be closed.			
<b>16/ 162</b>	<p><b><u>PLANNING CORRESPONDENCE</u></b></p> <p>Receipt was noted of:</p> <p><b>T&amp;MBC “B Lists”</b> – 16/08; 16/09; 16/10</p>			

<b>16/</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u></b>			
<b>163.1</b>	<b>55 Swan Street</b> – Mr Carroll commented that the building site was still in a mess which he considered constituted health & safety issues. Clerk to ask T&MBC for timescale for remedial work to be carried out.	<b>Clerk</b>	<b>✓</b>	
<b>163.2</b>	<b>Town Hill</b> – Mr Carroll commented that the state of the pavement had health & safety implications; he considered that the pavement should be closed to allow remedial work to be carried out. Mr Carroll considered that the appearance of the wall was not good: it needed cleaning and re-pointing.			
<b>163.3</b>	<b>CPRE Local Plan meeting</b> – Mr Selkirk reported that he attended the presentation on Friday 11 March 2016 at Larkfield Village Hall regarding the Local Plan. Mr Selkirk explained that if WM drew up a Neighbourhood Plan which was adopted by T&MBC, then T&MBC would be obliged to take this into account in its planning decisions. Mr Selkirk would like to set up a group involving the surrounding parishes.  Mr Selkirk wished to attend the Planning workshop to be held on Saturday 16 April 2016 @ Lenham. Clerk to book.	<b>Clerk</b>	<b>✓</b>	
<b>163.4</b>	<b>Aylesford Newsprint</b> – Mr Selkirk reported that there were three options for the site in East Malling & Larkfield parish; Mr Selkirk felt that WMPC ought to support that neighbouring parish. Mr Selkirk was awaiting a copy of the comments from East Malling & Larkfield Parish Council which he would circulate to WMPC members.	<b>RS</b>		
<b>163.5</b>	<b>Village Design Statement</b> – Mr Selkirk reported that the VDS for East Malling had been drawn up by their Conservation Group. This was available online and Mr Selkirk would circulate the link.  [subsequent to the meeting the Clerk confirmed that the WMPC office held a hard copy of the East Malling VDS]	<b>RS</b>		
<b>16/164</b>	<b><u>ACCOUNTS FOR PAYMENT</u></b> totalling £559.20 were approved for signature.	<b>Clerk</b>	<b>✓</b>	
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.40pm  Signed.....  Date.....			