

WEST MALLING PARISH COUNCIL

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

Present: Mr R Selkirk (Chairman)
Mrs Y Smyth
Co-opted member:
Mr M North

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

Minute		Action by	Action taken	Response
16/213	APOLOGIES FOR ABSENCE were received from Mr Bullard; Mr Carroll; Mrs Dean; Mr Galloway and Mr Harriott;			
16/214	DECLARATIONS OF INTEREST None other than those routinely declared.			
16/215	MINUTES of the meeting held on 15 March 2016 were received; these had been circulated to all members and no objections had been received but the minutes could not be approved for signature as the present meeting was inquorate. Clerk to note for next meeting.	Clerk	✓	
16/	MATTERS ARISING from the minutes not otherwise on the agenda			
216.1	(16/163.1) 55 Swan Street – the Clerk was to ask T&MBC for a timescale for the remedial work.	Clerk		
216.2	(16/163.2) Town Hill, Repairs to Walls/Pavements – Clerk to report to Kent Highways that the ends of the steel rods had been left uncapped and the state of the pavements was totally unacceptable.	Clerk		
16/	PLANNING APPLICATIONS			
217.1	TM/16/00421/FL – change of use of former agricultural land to paddocks and construction of a new ‘American Barn’ style stable block and sand school for part private/part livery use together with associated provision of new access track and vehicle parking/hard-standing at Land South of The Crest 44 King Hill for Mr Jason Shave			
	It was agreed that Mr Selkirk would draft some comments for the Clerk to submit to T&MBC on behalf of WMPC .	RS	✓	
	[subsequent to the meeting, the following comments were submitted by the Clerk to T&MBC: Having considered the application carefully, West Malling Parish Council objects to the planning application in its current form. The application is to build a very large stable block to house not only horses for personal use, but a business. The level of information supplied regarding the proposed business and its impact on the environment, traffic movements etc does not give sufficient detail for us to consider the application fully. We would ask that the applicant be asked to provide the additional missing information. With regard to the current proposed size and design of the stable. The size being proposed is very large and we consider it too big for the plot of land. Additionally, the design of the stable is not in keeping with that expected in its rural setting in the countryside. The design has none of the design attributes of stables found in the Kent countryside and is, in our opinion, at odds with the surrounding area.]	Clerk	✓	

217.2	TM/16/00865/OA – Outline Application – erection of a detached dwelling with matters of access, appearance, landscaping, layout and scale reserved at Adjacent 45 King Hill for Plaxtol Investments Ltd			
	It was agreed that Mr Selkirk would draft some comments for the Clerk to submit to T&MBC on behalf of WMPC .	RS	✓	
	[subsequent to the meeting the following comments were submitted by the Clerk to T&MBC: Having carefully considered the outline application West Malling Parish Council objects to this planning application. Due to the size of the plot of land and lack of any detailed information regarding the proposed building we feel that it would be inappropriate to agree without having the opportunity to see even the most basic detail. Without this it is impossible to provide any reasoned comments, so we have no option but to object. This plot of land is currently a field and we would want to examine all aspects of the application fully, including building size, access to the public highway, proximity to neighbours etc before commenting. Once we receive this we will be able to provide a detailed comment.]	Clerk	✓	
	Subsequent to the meeting the Clerk was contacted by the resident of a neighbouring property asking to be provided with a copy of WMPC's comments; after the comments had been submitted to T&MBC the Clerk complied with this request.	Clerk	✓	
217.3	TM/16/00905/FL – rear single storey extensions and dormers to front and rear at 111 Norman Road for Mr Dean Bin-Matt			
	It was agreed that Mr Selkirk would draft some comments for the Clerk to submit to T&MBC on behalf of WMPC .	RS	✓	
	[subsequent to the meeting the following comments were submitted by the Clerk to T&MBC: West Malling Parish Council objects to this application. The current proposed design for the dormer element is very large and in our opinion out of keeping with the current size of the property and its surroundings. The proposed dormers at the front of the property are out of keeping with the rest of the property. We would like to see a single dormer and that this one is in line with the existing windows on other floors. The dormer at the rear is excessively large and out of keeping with the property.]	Clerk	✓	
217.4	TM/16/00832/RD – details of new and replacement hedgerows pursuant to condition 4 of planning permission 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			
	<i>[members reiterated their previous comments]</i>			
217.5	TM/16/00311/FL – formation of a covered parking area for three cars at Eden House Eden Farm Lane for Mr David Catterall			
	<i>[My members have found it impossible to formulate any meaningful comments as they found that the plans submitted gave insufficient detail to allow them to see what was proposed vis-à-vis the existing. They found it impossible to site the proposals in relation to the house. They therefore ask for additional information and ASK FOR THE DEADLINE FOR COMMENTS TO BE EXTENDED UNTIL AFTER OUR NEXT PLANNING MEETING ON 17 MAY 2016]</i>	Clerk	✓	
217.6	TM/16/00922/LB - Listed Building Application – internal reinforcing wall in loft space; repairs to the roof and repointing at 53 Swan Street for Mr Nicholas Pittman			
	<i>[No objections]</i>	Clerk	✓	
217.7	TM/16/00638/FL – addition of utility room, replacement of glass conservatory roof with tiled roof to form kitchen. Interior remodelling and replace exterior windows/doors at 145 St Leonards Street for Mr Nicholas Page			
	<i>[No objections]</i>	Clerk	✓	

217.8	TM/16/00616/FL – demolition of existing detached double garage and erection of a detached dwellinghouse with associated parking facilities at 237 London Road for Mr J Wright The Clerk informed members that the T&MBC website showed that there had been objections from neighbours.			
	It was agreed that Mr Selkirk would draft some comments for the Clerk to submit to T&MBC on behalf of WMPC	RS	✓	
	[subsequent to the meeting the following comments were submitted by the Clerk to T&MBC: Having considered all aspects of this planning application, West Malling Parish Council objects to this application. The size of the application appears disproportionately large for the size of the plot of land. It is not clear from the application how the property is accessed for pedestrians and vehicles. It appears as if access is via a track on the field at the rear of the property. This is unacceptable as this is not a public highway.]	Clerk	✓	
217.9	TM/16/00878/TPOC – T1 Sweet Chestnut to reduce the crown by 2.5m in width and 3m in height, removing all deadwood and hangers. T2 Yew to remove deadwood, girdle lvy at base of the tree and crown thin by 15%. T3 Beech to crown thin by 15%. T4 Beech to remove lateral limb at 8m above ground level, overall crown reduction in height of 4m and width of 3m, crown thin by 20% at The Old Stables Old Parsonage Court for Mrs Sue Taylor			
	[No objections]	Clerk	✓	
217.10	TM/16/00845/TNCA – T1-3 – Fell 1 Sycamore and 2 Limes; T4 – Fell Sycamore (retain Yews); T5 – Fell Larch (in decline) at The Coach House 66 St Leonards Street for Mr R Gluck			
	[No objections]	Clerk	✓	
217.11	TM/16/00879/TNCA – T1 3 x Holm Oak – lift crown to allow clear passage for cars. T2 False Acacia/Sycamore – reduce crown by 2m and deadwood. T3 False Acacia – cut back branch from building and reduce by 1m at Malling House 51 Town Hill for Tantons Ltd			
	[No objections]	Clerk	✓	
217.12	TM/16/00963/TNCA – Fell Spruce (potential damage to listed wall and overshadowing) at 51 Offham Road for Mr Colin Smith			
	[No objections]	Clerk	✓	
217.13	TM/88/1002/RVAR – request for the approval of the third 5-year working, Restoration and Aftercare Scheme and review of wheel cleaning facilities pursuant to conditions 4, 7, 8 and 27 of planning permission TM/88/1002 at Blaise Farm Quarry, Offham for Hanson UK [the amendments relate to the proposed arrangements for maintaining footpath links at the site during operations]			
	The Clerk was asked to inform KCC (Ms Sharon Thompson) that it would be helpful if a map could be provided showing the current and proposed right of way. The Clerk was to ask KCC not to determine this application until WMPC had been provided with this information.			
	[subsequent to the meeting the Clerk was informed by KCC that the details had been approved]			
16/	PLANNING APPROVALS			
218.1	TM/16/00518/FL – minor improvement works to existing single storey domestic outbuilding/conservatory/garden room or hobbies room at Town Hill Cottage 58 Town Hill for Mr & Mrs Peter Cosier [WMPC had had no objections]			
218.2	TM/16/00104/FL – erection of ancillary garden home workshop and garden store building at The Crest 44 King Hill for Mr Jason Shave <i>Subject to conditions including, inter alia:</i> • <i>The outbuilding hereby permitted shall only be used ancillary to that of the main building</i>			
218.3	TM/16/00069/FL – partial demolition of existing rear extension and erection of a new single storey side/rear extension; rear roof enlargement and re-clad main roof at 131 Norman Road for Mr Daniel O'Farrell <i>Subject to conditions including, inter alia:</i> • <i>The window within the east side facing elevation of the rear roof enlargement (dormer)</i>			

	<p><i>hereby approved shall be fitted with obscured glass that is non-opening up to a height of 1700mm above finished floor level...</i></p> <p>[WMPC had commented: 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 – the supporting papers indicated that this proposal had been deleted from the plans]</p>			
218.4	<p>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</p> <p>[WMPC had commented: 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]</p>			
218.5	<p>TM/16/00535/FL – proposed loft conversion with 2 rolled-lead clad dormers to rear elevation and 2 conservation roof lights to front elevation at 58 Offham Road for Mr Ross Matthews</p> <p>[WMPC had commented: 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]</p>			
218.6	<p>TM/15/03949/LDP – Lawful development certificate proposed – extension of existing B8 building at Ashtree Farm Teston Road Offham for Mrs Caroline Saunders</p> <p>[WMPC was not invited to comment]</p>			
16/	<u>PLANNING REFUSALS</u>			
219.1	<p>TM/15/03244/OA – detached 2 storey dwelling at The Old Startled Saint 120 Teston Road for Martin Magrath Associates</p> <p><i>Refused on the grounds:</i></p> <ul style="list-style-type: none"> <i>The proposal is contrary to Policy CP14 of T&MB Core Strategy which states that development will not normally be permitted in the designated countryside, unless the development falls into one of the special categories listed in the Policy, none of which applies to the development proposed....</i> <p>[WMPC had had no objections]</p>			
16/	<u>PLANNING CORRESPONDENCE</u>			
	Receipt was noted of the following:			
220.1	T&MBC “B Lists” – 16/11; 16/12; 16/13; 16/14; 16/15			
220.2	T&MBC Area 2 - agenda papers re meeting on 13 April 2016 [nothing for WM]			
220.3	<p>CPRE –</p> <ul style="list-style-type: none"> “Countryside Voice” – Spring 2016 [with article about allotments] “Kent Voice” – Spring/Summer 2016 			
220.4	<p>Bedlars Holdings – Mr Mike Ringer of Bedlars Holdings had contacted the Clerk suggesting that he attend a meeting with WMPC to discuss the development of the Mill Yard Craft Centre, in particular the plans for the public access works.</p> <p>[unfortunately none of the dates suggested proved to be feasible; the Clerk was asked therefore to ask Mr Ringer to suggest some dates; response awaited]</p>			
16/ 221	<u>ACCOUNTS FOR PAYMENT</u>			
	It was not possible to approve these payments as the present meeting was inquorate.			
16/	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u>			
222.1	<p>(minute 16/112 refers) Appledene Planning Appeal – the Clerk was to ask T&MBC for an update.</p> <p>[subsequent to the meeting the Planning Officer Mr Mark Fewster reported: The appeal is currently with the Planning Inspectorate. An Inspectors site meeting has not yet taken place.]</p>	Clerk	✓	

<p>222.2</p>	<p>Neighbourhood/Parish Plan Workshop – Mr Selkirk reported that he had attended a Workshop on 16 April 2016 at Lenham; this had been arranged jointly CPRE/ACRK. The difference had been explained between Neighbourhood and Parish Plans. A Neighbourhood Plan has statutory weight and may form part of T&MB Local Plan; it is more detailed than a Parish Plan.</p>			
<p>222.3</p>	<p>Date of Next Meeting – this was noted as Tuesday 17 May 2016.</p>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.30pm</p> <p>Signed.....</p> <p>Date.....</p>			