

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 17 MAY 2016, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

Minute		Action by	Action taken	Response
16/292	APOLOGIES FOR ABSENCE were received from Mr Bullard and Mrs Dean . And from Mrs Smyth			
16/293	DECLARATIONS OF INTEREST – None other than those routinely declared			
16/294	MINUTES of the meetings held on 16 March 2016 and 19 April 2016 were approved and signed			
16/295	MATTERS ARISING from the minutes not otherwise on the agenda			
	(16/216.2) Town Hill, Repairs to Walls/Pavements – Mr Galloway reported that he had received a reply from Kent Highways to the effect that there was work still being done within the wall by the developer and the concerns would be dealt with. Mr Galloway was to ask for a timeframe. Mr Carroll reported that the wall needed cleaning and re-pointing.	JG		
16/	PLANNING APPLICATIONS			
296.1	TM/16/01114/FL – demolition of existing extension and conservatory and erect new two storey side extension and single storey extensions to front and rear at 99 Ewell Avenue for Mr & Mrs Slevin The Clerk reported that there had been an objection from a neighbour on the grounds of overlooking. <i>[Members suggested that if this application were approved it be conditioned so that any windows which would potentially overlook neighbouring properties should use obscured glass in order to protect privacy. Members also expressed some concerns about possible pressure on parking as an additional bedroom would be created. Apart from these concerns members had no objections]</i>	Clerk	✓	
296.2	TM/16/01033/FL – rear conservatory at 15 Offham Road for Mr Nick Stansfield <i>[No objections]</i>	Clerk	✓	
296.3	TM/16/01255/FL – conversion of existing loft space over garage into office space including the insertion of 2 rooflights at 136 Offham Road for Mr Nigel Ashurst <i>[Members felt that further information was required before they could offer any meaningful comments – in particular members wished to know if this constituted change of use and if it was intended for commercial use. Members asked for this information to enable them to consider this at the next meeting of the Parish Council's Planning Committee to be held on 21 June 2016]</i>	Clerk	✓	

296.4	TM/16/01118/FL – Rehangng and automation of existing access gates at Brome House 148 High Street for Mr John Pfeil			
	<i>[No objections]</i>	Clerk	✓	
296.5	TM/16/01277/FL – Demolition of existing garage and separation of plot of land to side of no. 46 and erection of a new two storey attached dwelling with off street parking for both sites at 46 Fartherwell Avenue for Mr Philip French			
	<i>Mr Selkirk to provide clerk with draft comments by deadline 25 May</i>	RS	✓	
	<p><i>Subsequent to the meeting the following comments were submitted to T&MBC:</i> West Malling Parish Council objects strongly to this planning application.</p> <p>This application represents a considerable overdevelopment of this site. The demolition of a garage and building a house in its place is disproportionate to the size and location of the site.</p> <p>We fully understand the need for additional housing. But any development must be in keeping and proportionate. This application does not achieve this. It is out of scale with its surrounding and causes issues for neighbours that must be given protection.</p> <p>To end up with 2 houses, with a combined 5 bedrooms on this plot is too overdeveloped.</p> <p>It would as a result be imposing on neighbours as well. It is out of keeping with the area.</p> <p>Parking: the planned new building would lead to the creation of another property without making additional onsite provision for car parking. At present there is a garage & a driveway. This is replaced by space for 2 vehicles. The number of bedrooms etc has increased but this is not reflected in the parking provision. Considering the extra pressure on the on street parking in this area as a result of the introduction of short term car parking charges by TMBC we cannot support this application as it would have an adverse impact on it.</p>			
296.6	TM/16/01149/FL – two storey rear extension at 76 Sandown Road for Mr Redfern			
	<p><i>[Members were unable to offer any comments as additional information was required:</i></p> <ul style="list-style-type: none"> • <i>The plans do not show the context vis-à-vis the neighbouring property</i> • <i>Details required of drainage as it is understood that they have soakaways</i> • <i>Is additional parking being created in view of an extra bedroom being created.</i> <p><i>Once this additional information has been provided, my members feel they should be in a position to offer some comments – our next Planning Committee meeting is on 21 June 2016]</i></p>	Clerk	✓	
296.7	TM/16/00317/FL – remove timber shed and construct block walls with weather board covering to match the garage at 164 Norman Road for Mr R McAuley			
	It was agreed that Mr Selkirk draft response deadline 18 May	RS	✓	
	<p><i>[West Malling members objected to this planning application.</i></p> <p><i>As has been the case with other applications in this area we have objected to building in the green belt. There is considerable planning guidance to support this position.</i></p> <p><i>The green belt is a very important part of the West Malling landscape & something we as a Parish Council are committed to protect.</i></p> <p><i>This application meets that criteria. As with the Appledene application & others, we do not consider the replacement of a garden shed with a permeant structure is something we can support as it is out of keeping with its location.]</i></p>	Clerk	✓	

296.8	TM/16/01233/TNCA – (T1) Cedar lift canopy to remove weight from lower limbs. (T2) Cedar on drive lift lower canopy overhanging driveway to remove weight from lower limbs. (T3) Oak lift lower canopy overhanging driveway. (T4) Corsican pines to remove lower limbs. (T5/T6) Scot pines dismantle to ground (T7/T8) sycamores dismantle to ground. (T9/T10) Yews lift lower canopy from hanging driveway. (T11) Walnut lift lower canopy at Douces Manor St Leonards Street for Elm Ltd			
	<i>[No objections – Subject to their being no objections from Mrs Guthrie]</i>	Clerk	✓	
296.9	TM/16/01373/TNCA – Fell Leylandii due to root growth adjacent to church listed boundary wall and excessive shading to garden and overhanging no. 51 garden at 55 Offham Road for Mr Eric Broad			
	<i>[No objections – Subject to their being no objections from Mrs Guthrie]</i>	Clerk	✓	
16/	PLANNING APPROVALS			
297.1	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 <i>Subject to conditions including, inter alia:</i> <ul style="list-style-type: none"> • <i>The Guest House and Pax House hereby permitted shall be used associated to the existing use or for Theological training and for no other purpose</i> • <i>The finished floor level of the new Pax House shall be built no lower than 40.60m OD</i> • <i>Any gates to the access shall be set back 5.0 metres from the edge of the highway and shall open inwards only</i> • <i>Programme of archaeological work to be implemented]</i> [WMPCC had commented: St Marys Abbey is a very important part of the West Malling community and we are very keen that it remains so. It provides a spiritual and historical centre to our Market Town. This planning application will enable St Mary's Abbey to provide additional services and help ensure it continues to have a future. We fully support this application. The design and materials planned will provide a significant enhancement on the current building, Pax house. We would add one caveat to this. The planning application expands the parking provision accessed via an entrance in Swan Street. It is important that the roadway to the parking area is wide enough to for 2 cars. This is because it is important that any vehicle can access or egress from this road without having to delay other vehicles. Swan Street is one of the major thoroughfares through West Malling and it is important it is kept clear.]			
	Members expressed concerns that the roadway would not be suitable for two-way track. The Clerk was to ask T&MBC for confirmation about WMPCC's comments concerning Swan Street [see above]	Clerk		
297.2	TM/16/00341/LB – see above			
297.3	TM/15/00402/FL – erection of two storey building to provide 2 x one bedroom flat and two car parking spaces at Land Rear of 71-73 High Street for Gracerange Ltd <i>Subject to conditions including, inter alia:</i> <ul style="list-style-type: none"> • <i>Programme of archaeological work to be implemented</i> [WMPCC had commented: Members would like to see this proposal implemented within a shorter period as it had not been implemented previously although consented]			
	Mr Selkirk would be contacting T&MBC regarding this decision.	RS		

297.4	<p>TM/15/03738/FL – demolition of boundary wall and formation of vehicular access to both 54 & 56 Offham Road at 54 and 56 Offham Road for Mr Kevin Wilkinson <i>Subject to conditions including, inter alia:</i></p> <ul style="list-style-type: none"> The brickwork to be used for the construction of the pillars hereby approved shall be similar in appearance in terms of colour, texture, bond and method of pointing to the brickwork on the pillars to be demolished..... The frontage railings and pillars hereby approved should be completed within 2 months of the date of the first use of the external parking area hereby approved 			
297.5	<p>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 [WMPCC had had no objections]</p>			
297.6	<p>TM/16/00940/TNCA – various tree works: Tree Survey Report dated 9/03/16 at More Park RC Primary School Lucks Hill for More Park Catholic Primary School</p>			
297.7	<p>TM/16/00963/TNCA – Fell Spruce (potential damage to listed wall and overshadowing) at 51 Offham Road for Mr Colin Smith [WMPCC had had no objections]</p>			
297.8	<p>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 [WMPCC had had no objections]</p>			
297.9	<p>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 [WMPCC had had no objections]</p>			
16/	<p><u>PLANNING CORRESPONDENCE</u></p>			
	<p>Receipt was noted of the following:</p>			
298.1	<p>T&MBC “B Lists” – 16/16, 16/17; 16/18; 16/19</p>			
298.2	<p>Strategic Land Availability Assessment - receipt was noted of a copy letter from Nevill Court Residents’ Association and response from T&MBC. The Clerk had written to thank the Residents’ Association</p>			
16/	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC AND COUNCILLORS</u></p>			
299.1	<p>88 High Street (Arundel House) – the Clerk was to report to T&MBC that the façade needed to be tidied up, pointing out that it was a Listed Building.</p>	Clerk		
299.2	<p>Lobster Pot – Mr Selkirk reported that he, Mrs Dean, Mr Stevens, Mrs Smyth and the Clerk had attended a site meeting with developers and representatives from The Swan (who would be taking over the premises). Members offered some suggestions about the proposals e.g.</p> <ul style="list-style-type: none"> regarding the glazed lit area in a residential area dealing with deliveries smoking area at front of premises overall it was considered to be a good development for WM anticipate a lot of local interest 			
299.3	<p>Neighbourhood Plan – during next few months WM would have to work out what to do regarding its own Neighbourhood Plan. Mr Selkirk was working on a paper to present to Full Council.</p>	RS		

299.4	Next Meeting of this Committee – Tuesday 21 June 2016		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.40pm</p> <p>Signed.....</p> <p>Date.....</p>		