

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 19TH DECEMBER 2017, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Byatt
Cllr. Yvonne Smyth
Cllr. Min Stacpoole

Minute		Action by	Action	Response
17/732	APOLOGIES FOR ABSENCE were received from Cllr. Bullard and Cllr. Merchant			
17/733	ELECTION OF VICE CHAIRMAN – it was agreed that a Vice Chairman be elected at a future meeting; both Cllr. Smyth and Cllr. Stacpoole expressed an interest with them perhaps sharing the role. To be discussed at a future meeting when more members will be present. Clerk to note agenda for January meeting	Clerk	✓	
17/734	DECLARATIONS OF INTEREST - none			
17/735	MINUTES of the meeting held on 28 th November 2017 - were approved and signed.			
17/736	TMBC LOCAL PLAN There was no update to be received.			
17/737	WEST MALLING NEIGHBOURHOOD PLAN Two guest speakers have agreed to attend future planning meetings as follows: 23 rd January 2018 - Tessa O'Sullivan from Action with Communities in Rural Kent (ACRK) who will discuss community led housing. 27 th February 2018 – Mr Jim Boot, Mr Boot is a consultant who (amongst other things) is an Associate of Action with Communities in Rural Kent (ACRK) and supports a number of councils in developing their Neighbourhood Plans. Funding – a new phase of funding has been announced and Cllr. Byatt hopes to be in a position to apply for funding in January 2018			
17/738	PLANNING APPLICATION – NEW BUILDING APPROVALS			
738.1	TM/17/02936/FL – 53 Swan Street West Malling ME19 6LW Demolition of garden shed and erection of replacement shed. Granted <i>[West Malling Planning Committee had had no objections]</i>			
738.2	TM/17/02770/LB - (Listed Building application) 53 Swan Street West Malling ME19 6LW Installation of new wooden front door and replacement of a single glazed rear bathroom casement window with double glazed window.			

	<p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
738.3	<p>TM/17/02993/FL - 23 Offham Road West Malling ME19 6RB Single storey rear extension</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
738.4	<p>TM/17/02992/FL - 25 Offham Road West Malling ME19 6RB Single storey rear extension</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
738.5	<p>TM/17/02750/FL - 44 Sandown Road West Malling ME19 6NS Conversion of part of existing garage to form utility and cloakroom.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
17/739	<p><u>PLANNING APPLICATION REFUSALS</u></p> <p>There were no planning application refusals</p>			
17/740	<p><u>TREE APPLICATION APPROVALS / REFUSALS</u></p> <p>There were no tree application decisions.</p>			
17/741	<p><u>BUILDING PLANNING APPLICATIONS</u></p>			
741.1	<p>TM/17/03302/FL – 27 Offham Road West Malling ME19 6RB Demolition of existing rear conservatory and proposed rear single storey extension with associated internal & external alterations</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 19th December to discuss this planning application and has decided that it supports this application.</i></p>			
741.2	<p>TM/17/03271/FL - 1,2 & 3 Abbey Brewery Court, Swan Street West Malling ME19 6PY Replace existing black metal garage doors on front elevations of 1 – 3 Abbey Brewery Court with new windows.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 19th December to discuss this planning application and would like to make the following comments:</i></p> <p><i>Whilst members of the committee do not object to the creation of extra habitable rooms, members are concerned that the conversion of garages (and the loss of those parking spaces) to create the extra rooms may impact further on the already very difficult parking situation in West Malling.</i></p>			
741.3	<p>TM/17/03360/FL - Rear of 29 to 37 High Street West Malling Change of use from Office (B1) to Chiropractic Clinic (D1)</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 19th December to discuss this planning application and has decided that it supports this application.</i></p>			

741.4	<p>TM/17/03354/FL - The Old Stable Building Old Parsonage Court West Malling ME19 6NZ Single storey extension and roof alterations to porch</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 19th December to discuss this planning application and has decided that it supports this application.</i></p>		
17/742	<u>TREE PLANNING APPLICATIONS</u>		
742.1	<p>TM/17/03363/TNCA - West Malling Primary School Norman Road West Malling Number 228 Common Hazel – Re-coppice to near ground level retaining young shoots where possible. Recommended works following tree health & condition survey</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 19th December to discuss this planning application and has decided that it supports this application.</i></p>		
742.2	<p>Due to T&MBC time constraints it was agreed by all members to deal with the following application which was not listed on the agenda.</p> <p>TM/17/03440/TNCA - St Marys Church High Street West Malling To raise crown to 5m and thin crown up to 20% of 7 lime trees and reshaping of 2 holly trees in line with lime trees. Work as part of ongoing tree maintenance as trees beginning to encroach on graves and neighbours gardens.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 19th December to discuss this planning application and has decided that it supports this application.</i></p>		
17/743	<u>PLANNING ENFORCEMENT</u>		
743.1	<p>Current investigations:</p> <p>Condition of Arundel House, High Street – no update.</p>		
743.2	<p>Condition of Martins newsagents, High Street – the following email and action plan has been received from T&MBC:</p> <p><i>A schedule of works to repair this building has been agreed and work is to commence Spring 2018.</i></p> <p><i>In the meantime they are going to undertake work to the gutters, downpipes and hopper to make sure that they are free flowing and not leaking.</i></p>		
743.3	<p>Potential new investigations</p> <p>None</p>		
17/744	<u>FLYPOSTING</u>		
	<p>Following a recent spate of flyposting in the High Street (in particular on the railings by the crossing), members sought guidance from KCC as to their powers to deal with flyposting. A member of the KCC Streetworks team has responded to state that:</p> <p>Flyposting is illegal and as such KCC will normally ring the contact number on the poster / banner to advise that this is the case and ask that posters etc be removed. If there are no details on the poster or it causing a hazard KCC may remove it themselves – the signs are kept for a few weeks to enable them to be claimed.</p> <p>If the flyposting becomes more persistent, this then becomes an enforcement issue; and the Clerk should contact the Highway Steward if this is ever the case.</p>		

	Clerk to contact KCC to ascertain the exact legislation that covers flyposting and penalties if enforcement action is required.	Clerk		
17/745	<u>DRAFT BUDGET</u>			
	Draft budget was agreed – see below. To be noted for Full Council agenda.	Clerk	✓	
17/746	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> none			
17/747	<u>QUESTIONS FROM COUNCILLORS</u>			
	Cllr. Smyth expressed concern about the unlit part of the scaffolding outside of the Lobster Pot. Clerk to discuss this with KCC. Members also wish to establish a timescale for the work as they are concerned that the work is now becoming prolonged and that the Listed Building will be open to the elements during another winter.	Clerk		
17/748	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
	Next meeting date is the 24 th January 2018. The agenda has not yet been distributed. Discussion regarding the future attendance at Area 2 for members of the Planning Committee.			
	Date of next meeting: Tuesday 23 rd January 2018 at West Malling Village Hall.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.05 pm Signed..... Date.....			

Income	Budget 2018-19	YTD
Total		
Expenditure	Budget 2018-19	YTD
Neighbourhood Planning	250.00	
Digital map of Parish	72.00	
Total	322.00	