

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 23<sup>RD</sup> JANUARY 2018, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Cllr. Richard Byatt  
Cllr. Yvonne Smyth  
Cllr. Min Stacpoole  
Cllr. Trudy Dean

**Also in Attendance – Cllr. Gwyneth Barkham & Mr Matthew Christmas (re application TM/17/03502/FL)**

Minute		Action by	Action	Response
18/47	<b><u>APOLOGIES FOR ABSENCE</u></b> were received from Cllr. Bullard and Cllr. Merchant			
18/48	<b><u>ELECTION OF VICE CHAIRMAN –</u></b> it was agreed that a Vice Chairman be elected at a future meeting; both Cllr. Smyth and Cllr. Stacpoole have previously expressed an interest with them perhaps sharing the role. Clerk to note agenda for February meeting.	Clerk	✓	
18/49	<b><u>DECLARATIONS OF INTEREST</u></b> - none			
18/50	<b><u>MINUTES</u></b> of the meeting held on 19 <sup>th</sup> December 2017 - were approved and signed.			
18/51	<b><u>MATTERS ARISING</u></b> from the minutes not otherwise on the agenda			
18/52	<b>(17/747) Lobster Pot</b> - Cllr Smyth reported that lights had now been attached to both sections of the scaffolding.  Clerk reported that a question had been raised with enforcement at T&MBC with regards to the work being undertaken; enforcement were asked to ensure that the work complies with the planning permission granted, and to check that the choice of materials and construction methods are appropriate for a Listed Building. Clerk to chase for a response	Clerk		
18/53	<b><u>TMBC LOCAL PLAN</u></b>			
	Tessa O'Sullivan , Rural Housing Enabler from Action with Communities in Rural Kent (ACRK) gave a talk to members about Community Led Housing – housing which is developed and managed by local people in order to maximise community benefits such as local affordability and good design. The project is supported by Sevenoaks District Council, Tunbridge Wells Borough Council and Tonbridge & Malling Borough Council. Tessa's talk concentrated on Community Land Trusts and Cohousing. There is to be a Community Led Housing information event on 9 <sup>th</sup> March at East Malling Institute For more details see: <a href="https://www.eventbrite.com/e/community-led-housing-west-kent-tickets-42314421574">https://www.eventbrite.com/e/community-led-housing-west-kent-tickets-42314421574</a>			
	Mrs Dean left the meeting following the presentation at 9.20			
18/54	<b><u>WEST MALLING NEIGHBOURHOOD PLAN</u></b>			
54.1	On 27 <sup>th</sup> February 2018 –Mr Jim Boot will be addressing members of the planning committee			

	on the Neighbourhood Plan. 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.			
54.2	Funding – Cllr. Byatt hopes to be in a position to apply for funding in March 2018.			
18/55	<b><u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u></b>			
55.1	<b>TM/17/03360/FL</b> - Rear of 29 to 37 High Street West Malling Change of use from Office (B1) to Chiropractic Clinic (D1)  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
17/56	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
	There were no planning application refusals			
17/57	<b><u>TREE APPLICATION APPROVALS</u></b>			
57.1	<b>TM/17/03363/TNCA</b> - 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.  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
57.2	<b>TM/17/03440/TNCA</b> - 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.  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
57.3	<b>TM/17/03200/TNCA</b> - 3 New Barns Oast 144 Lavenders Rd West Malling ME19 6HR Row of 5 Poplar trees to re-pollard back to previous points and remove any major deadwood; 3 Wild Cherry trees to remove deadwood and thin; 1 dead Cherry tree to fell to ground level  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
57.4	<b>TM/17/03187/TNCA</b> - 4 New Barns Oast 142 Lavenders Rd West Malling ME19 6HR To reduce the trees on the boundary of No 4 New Barns Oast  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
18/58	<b><u>TREE APPLICATION REFUSALS</u></b>			
	There were no tree application refusals			
18/59	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
59.1	<b>TM/16/01729/LB</b> – Elite Pubs Big barn at rear of Farmhouse 97 High Street West Malling Retrospective application for conversion of outbuilding to form a pizza shack and cocktail bar.  The Planning Committee commented as follows:			

	<i>West Malling Parish Council Planning Committee met on the 23<sup>rd</sup> January to discuss this planning application and has decided that it supports this application.</i>			
<b>59.2</b>	<p><b>TM/17/03372/LB</b> - Elite Pubs Barns at rear of Farmhouse 97 High Street West Malling.– internal and external alterations.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23<sup>rd</sup> January to discuss this planning application and has decided that it supports this application in that it has no objections to the internal and external alterations; however, members of the committee wish it to be noted that they still object to the change of use application as per their comments dated 15<sup>th</sup> August 2017.</i></p>			
<b>59.3</b>	<p><b>TM/17/03444/FL</b> - Mr Webb Cornerlea 35 Police Station Rd West Malling ME19 6LL Detached double garage with loft room above.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23<sup>rd</sup> January to discuss this planning application and has decided that it objects to this application for the following reasons:</i></p> <p><i>Members accept that the proposals would improve access and egress to the property, however the committee are of the opinion that the planned garage is excessive in size by virtue of its height. Members would have no objections to a double garage of single storey. If you are minded to agree this application, members would ask that a condition be imposed which prohibits the building being used as a dwelling.</i></p>			
<b>59.4</b>	<p><b>TM/17/03495/FL</b> - Mr M Taylor 1 Sandown Road West Malling ME19 6NT Demolition of existing dwelling and garage and development of new dwelling with associated garage.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23<sup>rd</sup> January to discuss this planning application and has decided that it supports this application.</i></p>			
<b>59.5</b>	<p><b>TM/17/03502/FL</b> - Mr &amp; Mrs Christmas 16 Churchfields West Malling ME19 6RJ Alterations to rear extension, enlargement of first floor rear extension, installation of roof light and light tube and creation of side door.</p> <p>The applicant is the Clerk for West Malling Parish Council. Members were in agreement that they could deal with this application with an open mind and that they would not be subject to persuasion. The Clerk left the room whilst the application was being discussed.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23<sup>rd</sup> January to discuss this planning application and has decided that it supports this application.</i></p>			
<b>18/60</b>	<b><u>TREE PLANNING APPLICATIONS</u></b>			
<b>60.1</b>	<p><b>TM/17/03432/TNCA</b> - Ash House 5 Town Hill Close West Malling ME19 6QW</p> <p>Cherry (T3) – fell to ground &amp; replace with 1 Prunus hilleri ‘Spire’ in similar location on site’s eastern boundary.</p> <p>Cherry (T4) - fell to ground &amp; replace with 1 Prunus hilleri ‘Spire’ in similar location on site’s eastern boundary.</p> <p>Cherry (T5) - fell to ground &amp; replace with 1 Prunus hilleri ‘Spire’ in similar location on site’s eastern boundary</p>			

	<p>Elder (T6) - fell to ground &amp; replace with 1 Betula albosinensis 'Fascination' on site's eastern boundary.  Hawthorn (T7) - fell to ground &amp; replace with 1 Betula albosinensis 'Fascination' on site's eastern boundary.  Hazel (T8) - fell to ground &amp; replace with 2 Betula albosinensis 'Fascination' on site's eastern boundary.  Hazel (T9) - fell to ground &amp; replace with 2 Betula albosinensis 'Fascination' on site's eastern boundary.</p> <p>The Planning Committee commented as follows:</p> <p><i>Members support the applications for the Cherry, Hawthorn and Elder trees, but would ask that the 2 Hazel trees that run along the perimeter of the garden be retained and maintained rather than felled; this part of West Malling has a known and recorded population of dormice which rely on the existence of Hazel trees.</i></p>			
60.2	<p><b>TM/17/03485/TNCA</b> - 73 Town Hill West Malling ME19 6QL - Sycamore – pruning back of branches</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23<sup>rd</sup> January to discuss this planning application and has decided that it supports this application.</i></p>			
18/61	<b><u>PLANNING ENFORCEMENT</u></b>			
61.1	<p><b>Current investigations:</b></p> <p>Condition of <b>Arundel House, High Street</b> – no update.</p>			
61.2	Condition of <b>Martins newsagents, High Street</b> - works are scheduled to start in the Spring			
61.3	<p><b>Potential new investigations</b></p> <p>None</p>			
18/62	<b><u>KENT MINERALS &amp; WASTE LOCAL PLAN CONSULTATION</u></b>			
	<p>The Kent Minerals and waste call for sites has resulted in a potential sandpit site within Ryarsh (behind Roughetts Road).  Cllr. Byatt is to attend a public meeting at Ryarsh Village Hall on Monday 29<sup>th</sup> January 2018  Link to consultation <a href="http://consult.kent.gov.uk/portal/">http://consult.kent.gov.uk/portal/</a></p>			
18/63	<b><u>FLYPOSTING</u></b>			
	<p>Railtrack have confirmed that the flyposting on Station Approach is unauthorised and therefore can be removed. Railtrack have suggested that South Eastern be contacted also.</p> <p>With regards to flyposting within other parts of West Malling, Clerk to contact KCC to ascertain the exact legislation that covers flyposting and penalties if enforcement action is required.</p>	Clerk		
18/64	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> none			
18/65	<b><u>QUESTIONS FROM COUNCILLORS</u></b>			
	A co-opted member who was unable to be present at the meeting has asked if it is possible to protect the Virginia Creeper which covers the soon to be sold Drs surgery. By its nature, it cannot be protected by a Tree Preservation Order and currently it would appear that there is no method of protecting it. Further enquiries to be made.	Clerk		

18/66	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>			
	Next meeting date is the 28 <sup>th</sup> February 2018. The agenda has not yet been distributed. Discussion regarding the future attendance at Area 2 for members of the Planning Committee.			
	<b>Date of next meeting:</b> Tuesday 27 <sup>th</sup> February 2018 at West Malling Village Hall.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 10.05 pm  Signed.....  Date.....			