

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 27TH FEBRUARY 2018, 7.30PM AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Byatt
Cllr. Ben Merchant
Cllr. Min Stacpoole

Minute		Action by	Action	Response
18/114	APOLOGIES FOR ABSENCE were received from Cllr. Bullard and Cllr. Smyth			
18/115	ELECTION OF VICE CHAIRMAN – it was agreed that a Vice Chairman be elected at the next meeting of Full Council to be held on 5th March 2018; both Cllr. Smyth and Cllr. Stacpoole have previously expressed an interest with them perhaps sharing the role. Clerk to note agenda for Full Council.	Clerk	✓	
18/116	DECLARATIONS OF INTEREST - Mr Byatt expressed an interest in application 18/125.6 as he was the applicant. Mr Byatt left the room whilst the application was being considered and took no part in the decision.			
18/117	MINUTES of the meeting held on 23 rd January 2018 - were approved and signed.			
18/118	MATTERS ARISING from the minutes not otherwise on the agenda.			
	(18/52). 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 awaiting response.			
18/119	TMBC LOCAL PLAN			
	Ian Bailey, Planning Policy Manager at T&MBC has prepared a report for the next meeting of the Planning and Transportation Advisory Board which is on the 6 th March, this sets out progress on the Local Plan and the proposed timetable going forward. The agenda for the meeting and report can be found at : https://democracy.tmbc.gov.uk/ieListDocuments.aspx?CId=159&MId=3111&Ver=4			
18/120	WEST MALLING NEIGHBOURHOOD PLAN			
	Mr Jim Boot (a consultant and an associate with Action with Communities in Rural Kent) was due to address the members of the committee, however, due to the adverse weather conditions it had been agreed prior to the meeting that the presentation be rescheduled to a date in April.			
18/121	PLANNING APPLICATION – NEW BUILDING APPROVALS			
121.1	TM/17/03495/FL - Mr M Taylor 1 Sandown Road West Malling ME19 6NT Demolition of			

	existing dwelling and garage and development of new dwelling with associated garage. Granted <i>[West Malling Planning Committee had had no objections].</i>			
121.2	TM/17/03502/FL - Mr & 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. Granted <i>[West Malling Planning Committee had had no objections].</i>			
121.3	TM/17/03189/OA - The Old Startled Saint 120 Teston Road West Malling ME19 6PQ Outline Application A new detached two storey dwelling. Granted <i>[West Malling Planning Committee had had no objections].</i>			
121.4	TM/17/01287/FL - Reshape House 2-4 High Street West Malling ME19 6QH Redevelopment to demolish commercial unit to rear of the site and provide 5 terraced houses and extensions to the existing commercial building to the front of the site. Granted <i>[West Malling Planning Committee had objected to this application].</i>			
121.5	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. Granted <i>[West Malling Planning Committee had had no objections].</i>			
121.6	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. Granted <i>[The Planning Committee had commented as follows: 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>			
121.7	TM/17/0281/FL & TM/17/02802/LB (Listed Building application) - Brome House 148 High Street West Malling. Glazed link within courtyard and new rooflight in existing aperture. Granted <i>[West Malling Planning Committee had had no objections].</i>			
18/122	PLANNING APPLICATION REFUSALS			
	TM/17/03444/FL - Mr Webb Cornerlea 35 Police Station Rd West Malling ME19 6LL Detached double garage with loft room above. Refused			

	<i>[West Malling Planning Committee had objected to this application on the basis of the height of the proposed garage].</i>			
18/123	TREE APPLICATION APPROVALS			
123.1	<p>TM/17/03485/TNCA - 73 Town Hill West Malling ME19 6QL - Sycamore – pruning back of branches</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
123.2	<p>TM/17/03432/TNCA - Ash House 5 Town Hill Close West Malling ME19 6QW</p> <p>Cherry (T3) – fell to ground & replace with 1 Prunus hilleri ‘Spire’ in similar location on site’s eastern boundary.</p> <p>Cherry (T4) - fell to ground & replace with 1 Prunus hilleri ‘Spire’ in similar location on site’s eastern boundary.</p> <p>Cherry (T5) - fell to ground & replace with 1 Prunus hilleri ‘Spire’ in similar location on site’s eastern boundary</p> <p>Elder (T6) - fell to ground & replace with 1 Betula albosinensis ‘Fascination’ on site’s eastern boundary.</p> <p>Hawthorn (T7) - fell to ground & replace with 1 Betula albosinensis ‘Fascination’ on site’s eastern boundary.</p> <p>Hazel (T8) - fell to ground & replace with 2 Betula albosinensis ‘Fascination’ on site’s eastern boundary.</p> <p>Hazel (T9) - fell to ground & replace with 2 Betula albosinensis ‘Fascination’ on site’s eastern boundary.</p> <p>Granted</p> <p>The Planning Committee had 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>			
18/124	TREE APPLICATION REFUSALS			
	There were no tree application refusals			
18/125	BUILDING PLANNING APPLICATIONS			
125.1	<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. Amended Plans</p> <p>Due to T&MBC time constraints, the amended plans were considered by members outside of the planning meeting – the amended plans were supported.</p> <p>Decision ratified</p>			
125.2	<p>TM/18/00155/FL - Ms D Tully 50 Town Hill West Malling ME19 6QN Proposed detached garage.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th February to discuss this planning application and has decided that it objects to this application for the following reasons.</i></p> <p><i>As proposed, construction of the garage would require the felling of a mature silver birch tree. This is a significant tree in the streetscape and the committee feels it should be retained. In</i></p>			

	<i>principle, the members of the committee do not object to the construction of a garage at this property and would consider an application with it repositioned to avoid damaging or felling the tree.</i>			
125.3	<p>TM/18/00156/FL - Ms D Tully 50 Town Hill West Malling ME19 6QN Proposed new single storey rear extension with roof deck, loft conversion, front covered entrance porch, conversion of existing attached garage, new windows together with internal alterations & modifications.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th February 2018 to discuss this planning application and has decided that it supports this application.</i></p>			
125.4	<p>TM/18/00114/FL - Mrs Gilbert 11-13 Swan Street West Malling Replacement of windows to North & South elevations.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th February to discuss this planning application and has decided that it objects to this application for the following reasons.</i></p> <p><i>Numbers 11-13 Swan Street is a prominent building within the heart of West Malling and its conservation area. We consider that the materials and design of the proposed windows, particularly on the south elevation, will detract from the appearance of the building. If the windows need replacing we would like to see timber, multi-paned sash windows of a traditional design installed.</i></p>			
125.5	<p>TM/18/00222/FL – Mr Wright Fern Cottage 54 Brickfield West Malling ME19 5AQ Demolition of single storey side extension, two storey rear extension and covered walkway. Erection of 2 storey wing extension and single story infill extension.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th February 2018 to discuss this planning application and has decided that it supports this application.</i></p>			
125.6	<p>TM/18/00270/LB - Mr Richard Byatt 8 Police Station Road West Malling ME19 6LL Strip roof covering, install breathable membrane, re-batten and lay new clay tiles on 'catslide' roof to northern elevation of single-storey portion of house to prevent water ingress and provide a level of insulation.</p> <p><i>The applicant is the Chairman of the Planning Committee. Members were in agreement that they could deal with this application with an open mind and that they would not be subject to persuasion. Mr Byatt left the room whilst the application was being discussed, at this point the meeting was inquorate. This decision to be ratified at the next quorate meeting of the planning committee.</i></p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th February 2018 to discuss this planning application and has decided that it supports this application</i></p>			
125.7	<p>TM/18/00307/FL - Euro Car Parks Manor Park Country Park St Leonards St West Malling Retrospective application for the erection of a 4 metre high column with Automatic Number Plate Recognition Camera & 9 non – illuminated signs.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th February 2018 to discuss this planning application and has decided that it supports this application</i></p>			

125.8	<p>TM/18/00237/FL - 119 Teston Road West Malling ME19 6PQ Demolition of existing single storey rear extension & replacement with two storey rear extension.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th February to discuss this planning application and has decided that it supports the application. Members of the committee would however like assurances that the occupiers of the adjacent property have had the opportunity to comment on the plans, as members are concerned about potential overshadowing.</i></p>			
18/126	<u>TREE PLANNING APPLICATIONS</u>			
126.1	<p>TM/18/00369/TNCA - Stable Cottage 140 Lavenders Road West Malling ME19 6HR Sycamore to fell.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th February to discuss this planning application and has decided that it supports this application</i></p>			
126.2	<p>TM/18/00404/TNCA – 17 Churchfields West Malling ME19 6RJ – Remove magnolia.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th February to discuss this planning application and has decided that whilst it supports this application, members would ask that a suitable replacement tree be planted in a more appropriate location and that the applicant seek advice as to suitability from the T&MBC Landscape Officer.</i></p>			
126.3	<p>TM/18/00411/TPOC - 1 Nevill Court West Malling ME19 6HZ T1/T2 Front Court yard - reduce 2 x2 Hornbeam by 1m vertically & 1m laterally (20%) T3 Cherry – to fell, T4 Lift Lime (front of garage) to clear by 3m; T5 Sycamores – fell to ground; T6 reduce by 2.5m vertically & 2m laterally (25%); G1 Conifer x 10 to fell to ground, G2 Sycamore x2 coppice and reduce overhanging of Silver Maple to give 2m clearance (no 8), G3 prune overhanging trees (various); G4 prune overhanging trees (various); G5 conifer x 2 – fell to ground (plus strimming & hedge cutting) and reduce Beech branch overhanging garden of 73 Town Hill (near woodland area).</p> <p>On visiting the site, it was unclear to the WMPC tree wardens which trees were or were not included within this large application. For the sake of clarity, it was agreed that a site visit with T&MBC Landscape Officer, tree warden(s) and possibly David Carey from the Kent Tree & Pond Partnership be arranged. Draft comments (for information only) have been sent to T&MBC</p>			
18/127	<u>PLANNING ENFORCEMENT</u>			
	Current investigations:			
127.1	Condition of Arundel House, High Street – Clerk reported that she has advised KCC that the yellow protective foam on the scaffolding is in need of replacement; KCC will advise the scaffolding company that should be addressed. <i>Subsequent to the meeting it was noted that the protective foam had now been replaced.</i>			
127.2	Condition of Martins newsagents, High Street - works are scheduled to start in the Spring			
127.3	Potential new investigations None			
18/128	<u>FLYPOSTING</u>			
	Railtrack have confirmed that the flyposting on Station Approach is unauthorised and therefore			

	banners and posters can be removed. Railtrack have suggested that South Eastern be contacted also. Clerk to locate case number which has been assigned to this question and to chase both Railtrack and South Eastern.			
18/129	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> none			
18/130	<u>QUESTIONS FROM COUNCILLORS</u> none			
18/131	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
	Next meeting date is the 11 th April 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: tbc			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.57 pm Signed..... Date.....			