

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 3RD APRIL 2018, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

Also in attendance Cllr. Gwyneth Barkham

| Minute | | Action by | Action | Response |
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| 18/180 | APOLOGIES FOR ABSENCE were received from Cllr. Bullard | | | |
| 18/181 | DECLARATIONS OF INTEREST - none, other than those routinely declared | | | |
| 18/182 | MINUTES of the meeting held on 27 th February 2018 - were approved and signed. | | | |
| 18/183 | MATTERS ARISING from the minutes not otherwise on the agenda - none | | | |
| 18/184 | TMBC LOCAL PLAN | | | |
| | <p>Cllr. Byatt directed members to the draft minutes of the meeting of the Planning and Transportation Advisory Board which was held on 6th March.</p> <p>At this meeting, Board Members were advised that a draft version of the revised National Planning Policy Framework (NPPF) had been published and was out for consultation until 10th May 2018. Local Plans submitted to the Secretary of State within 6 months of the final NPPF being published would be assessed under the guidance of the current NPPF rather than the proposed new standardised methodology for calculating housing need. For Tonbridge and Malling this meant that Objectively Assessed Needs of 696 new homes per year and associated evidence already prepared and used to inform 'The Way Forward' consultation document could continue to form the basis for the Borough's Local Plan. It was proposed that every effort should be made to submit the Borough's Local Plan to the Secretary of State within the 6 month transitional period which was anticipated to be December 2018 at the latest.</p> <p>The revised Local Plan timetable was agreed.</p> <p>Link to Agenda, decisions and draft minutes:- https://democracy.tmbc.gov.uk/ieListDocuments.aspx?CId=159&Mid=3111&Ver=4</p> | | | |
| 18/185 | WEST MALLING NEIGHBOURHOOD PLAN | | | |
| | <p>Mr Jim Boot (a consultant and an associate with Action with Communities in Rural Kent) is to address the members of the Parish Council on 24th April.</p> <p>New government funding has been announced - https://neighbourhoodplanning.org/</p> | | | |

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| | Grants for up to £9000 can be applied for; the government has set aside over £23m between 2018 – 2022 to support the development of Neighbourhood Plans or Neighbourhood Development Orders. | | | |
| 18/186 | <u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u> | | | |
| 186.1 | <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>Granted</p> <p><i>[West Malling Planning Committee had had no objections but had asked for assurances that the adjacent property have had the opportunity to comment on the plans, as members were concerned about potential overshadowing.]</i></p> | | | |
| 186.2 | <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>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p> | | | |
| 186.3 | <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>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p> | | | |
| 186.4 | <p>TM/18/00155/FL - Ms D Tully 50 Town Hill West Malling ME19 6QN Proposed detached garage.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had objected to this application for the following reasons '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 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></p> | | | |
| 18/187 | <u>PLANNING APPLICATION REFUSALS</u> | | | |
| | There were no planning application refusals. | | | |
| 18/188 | <u>TREE APPLICATION APPROVALS</u> | | | |
| 188.1 | <p>TM/18/00369/TNCA - Stable Cottage 140 Lavenders Road West Malling ME19 6HR Sycamore to fell.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p> | | | |
| 188.2 | <p>TM/18/00404/TNCA – 17 Churchfields West Malling ME19 6RJ – Remove magnolia.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections, but had asked that the tree be</i></p> | | | |

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| | <i>replaced in a more suitable position].</i> | | | |
| 18/189 | <u>TREE APPLICATION REFUSALS</u> | | | |
| | There were no tree application refusals | | | |
| 18/190 | <u>BUILDING PLANNING APPLICATIONS</u> | | | |
| 190.1 | <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>Comments of the inquorate meeting on 27th February were ratified.</p> | | | |
| 190.2 | <p>TM/18/00442/LB (Listed Building application) & TM/18/00441/FL - Mr & Mrs Bridgeland Church House 137 High Street West Malling ME19 6ND Demolish greenhouse and replace with extension of existing verandah with glazing behind, demolish lean-to WC/store and second lean-to in courtyard & extend existing single storey extension up to south wall of courtyard. The formation of a new opening in the wall with the existing wall above to be dismantled & rebuilt reusing the existing bricks, stone coping & ironwork crest, removal of internal railings between cellar & kitchen & installation of a wood burning stove in the kitchen connecting to an existing flue.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 3rd April to discuss this planning application and has decided that it supports this application.</i></p> | | | |
| 190.3 | <p>TM/17/03354/FL - Mrs S Taylor The Old Stable Building Old Parsonage Court West Malling ME19 6NZ Single storey extension and roof alterations to porch - Amended Plans</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 3rd April to discuss this planning application and has decided that it supports this application.</i></p> | | | |
| 190.4 | <p>TM/18/00591/LB - (Listed Building application) South Shore Associates Arundel House 88 High Street West Malling Proposed rear ground floor infill extension, various internal alterations and a proposed access ramp to the existing front door.</p> <p>The committee felt that there were a number of issues that needed to be clarified with T&MBC. Application to be further considered and comments drafted at the next meeting on 24th April.</p> | | | |
| 190.5 | <p>TM/18/00717/FL Mr P Bushell 4 Epsom Close West Malling ME19 6NX Application to vary condition 2 (materials) pursuant to planning permission TM/17/01863/FL</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 3rd April to discuss this planning application and has decided that it supports this application.</i></p> | | | |
| 18/191 | <u>TREE PLANNING APPLICATIONS</u> | | | |
| 191.1 | <p>TM/18/00634/TNCA - Rev'd Green St Mary's Church High Street West Malling T1, T2, T3 and T30 – mature Limes, back to previous points</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 3rd April to discuss this planning application and has decided that it supports this application.</i></p> | | | |

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| 191.2 | <p>TM/18/00656/TNCA - Mr North Tudor House 136 High Street West Malling T1 Lime - to reduce the crown by approx. 40-50%</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 3rd April to discuss this planning application and has decided that it supports this application.</i></p> | | | |
| 191.3 | <p>TM/18/00669/TNCA - Mr Matthews Bower House 22 West Street West Malling - T1 Bay Tree – reduce by approximately 50% & T2 Plum Tree – signs of fungus and decline in crown to be removed.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 3rd April to discuss this planning application and has decided that it supports this application.</i></p> | | | |
| 191.4 | <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>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council supports this application but asks that the applicant consider retaining one of the conifers and to bear in mind the wildlife value of the site whilst undertaking the work. The Parish Council tree wardens would appreciate the opportunity to maintain contact and to be able to revisit the site following the work.</i></p> | | | |
| 18/192 | <u>PLANNING ENFORCEMENT</u> | | | |
| | Current investigations: | | | |
| 192.1 | Condition of Arundel House, High Street – protective foam on the scaffolding has been replaced. A new planning application for office and residential use has now been submitted - TM/18/00591/LB | | | |
| 192.2 | Condition of Martins newsagents, High Street - works are now being undertaken. | | | |
| 192.3 | Potential new investigations None | | | |
| 18/193 | <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. | | | |
| 18/194 | <u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> none | | | |
| 18/195 | <u>QUESTIONS FROM COUNCILLORS</u> | | | |
| | Cllr. Byatt felt that it was important that the Parish Council have a dedicated representative to assist with conservation matters, particularly as T&MBC no longer have their own | | | |

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| | <p>Conservation Officer. Clerk to speak with Mike North.</p> <p>Churchfields – Mr Byatt reported that a number of residents are unhappy with the ongoing renovation of the Church Centre; issues such as working on a Bank Holiday, bonfires and vans using and parking in Churchfields have been reported to the Parish Council. The T&MBC planning officer and Enforcement officer have been notified of the difficulties currently being experienced; when planning permission was granted a management plan detailing working hours etc was agreed.</p> <p>West Malling Sandpit – Cllr. Byatt reported that Borough Green Sand Pits Ltd have responded to concerns expressed by issuing two statements. <i>Following the meeting, these were circulated to WMPC councillors.</i></p> | | |
| <p>18/196</p> | <p><u>TMBC AREA 2 PLANNING COMMITTEE</u></p> | | |
| | <p>Next meeting date is the 11th April 2018. The agenda has now been published and includes the application in respect of The Old Stable Building Old Parsonage Court West Malling. Mr Byatt hopes to be able to attend.</p> | | |
| | <p>Date of next meeting: 24th April 2018 at West Malling Village Hall, Norman Road</p> | | |
| | <p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.50 pm</p> <p>Signed.....</p> <p>Date.....</p> | | |