

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 24<sup>TH</sup> APRIL 2018, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Cllr. Richard Byatt  
Cllr. Keith Bullard  
Cllr. Ben Merchant  
Cllr. Min Stacpoole

Minute		Action by	Action	Response
18/232	<b>APOLOGIES FOR ABSENCE</b> were received from Cllr. Dean and Cllr. Smyth			
18/233	<b>DECLARATIONS OF INTEREST</b> - Mr Byatt expressed an interest in application <b>18/242.7</b> Mr Byatt left the room whilst the application was being considered and took no part in the decision.			
18/234	<b>MINUTES</b> of the meeting held on 3 <sup>rd</sup> April 2018 - were approved and signed.			
18/235	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda - none			
18/236	<b>TMBC LOCAL PLAN</b>  Cllr. Bullard noted that the next meeting of the Joint Parish Councils Traffic Consultative Group which is to be held on 21 <sup>st</sup> May will give an update on the local plan with particular regard to the transport infrastructure; Ian Bailey and Nigel DeWit from T&MBC will be in attendance.			
18/237	<b>WEST MALLING NEIGHBOURHOOD PLAN</b>  Mr Jim Boot (a consultant and an associate with Action with Communities in Rural Kent) addressed members.			
18/238	<b>PLANNING APPLICATION – NEW BUILDING APPROVALS</b>			
238.1	<b>TM/17/03354/FL</b> - Mrs S Taylor The Old Stable Building Old Parsonage Court West Malling ME19 6NZ Single storey extension and roof alterations to porch. Amended Plans  Granted – at Area 2 Planning Committee  <i>[West Malling Planning Committee had had no objections].</i>			
238.2	<b>TM/18/00442/LB (Listed Building application) &amp; TM/18/00441/FL</b> 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.  Granted  <i>[West Malling Planning Committee had had no objections].</i>			
<b>238.3</b>	<b>TM/18/00307/FL</b> - 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  Granted  <i>[West Malling Planning Committee had had no objections].</i>			
<b>18/239</b>	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
	There were no planning application refusals.			
<b>18/240</b>	<b><u>TREE APPLICATION APPROVALS</u></b>			
<b>240.1</b>	<b>TM/18/00411/TPOC</b> - 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).  Granted  <i>[West Malling Planning Committee had had no objections but had asked that consideration be given to one of the conifers being retained]</i>			
<b>240.2</b>	<b>TM/18/00669/TNCA</b> - 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.  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
<b>240.3</b>	<b>TM/18/00656/TNCA</b> - Mr North Tudor House 136 High Street West Malling T1 Lime - to reduce the crown by approx. 40-50%  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
<b>240.4</b>	<b>TM/18/00634/TNCA</b> - Rev'd Green St Mary's Church High Street West Malling T1, T2, T3 and T30 – mature Limes, back to previous points.  Granted  <i>[West Malling Planning Committee had had no objections]</i>			
<b>18/241</b>	<b><u>TREE APPLICATION REFUSALS</u></b>			
	There were no tree application refusals			
<b>18/242</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>242.1</b>	<b>TM/18/00591/LB</b> - (Listed Building application) South Shore Associates Arundel House 88			

	<p>High Street West Malling ME19 6NE Proposed rear ground floor infill extension, various internal alterations and a proposed access ramp to the existing front door.</p> <p>The Planning Committee commented as follows:</p> <p><i>Members of the committee would ask that T&amp;MBC determine if statute requires disabled access to be provided for this Listed Building or if the building is exempt. If regulations do require that a disabled access be provided, we suggest that the applicant be asked to bring forward a more integrated solution (possibly involving changes to the base building) that respects the existing architectural design. A platform lift, lowered doorway or symmetrical ramp across the complete frontage could all be more appropriate and sympathetic.”</i></p> <p><i>The committee has received advice that there may be parts of an older, historically important, building to the rear of Arundel House and also that two marble fireplaces have been removed and placed in storage. We would ask TMBC to check their records regarding these aspects and where necessary seek conservation advice.</i></p>		
<p><b>242.2</b></p>	<p><b>TM/18/00590/FL</b> - South Shore Associates Arundel House 88 High Street West Malling ME19 6NE Change of use of building to provide Class B1 offices at ground floor and two 1 bedroom residential units on the upper floors; and erection of a rear single storey extension and front access ramp.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> April to discuss this planning application and has decided that it supports this application.</i></p>		
<p><b>242.3</b></p>	<p><b>TM/18/00515/FL</b> - The Farmhouse 97 High Street West Malling ME19 6NA Remove existing close boarded fencing and erect 1.2m high oak post and rail fencing at rear of premises; new landscaping works to parking bays including new resin bound gravel with granite setts edging.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> April to discuss this planning application and has decided that it supports this application. The committee are of the opinion that the proposal would enhance the area, however, we would seek reassurance that the surrounding residential properties will not be impacted by any potential increase in noise from the outdoor seating area.</i></p>		
<p><b>242.4</b></p>	<p><b>TM/18/00747/FL</b> - Mr &amp; Mrs Pollock 8 Alma Road West Malling ME19 6RP Single storey rear/side extension</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> April to discuss this planning application and has decided that it supports this application.</i></p>		
<p><b>242.5</b></p>	<p><b>TM/18/00574/FL</b> - The Old Startled Saint 120 Teston Road West Malling ME19 6PQ Demolition of the existing dwelling and erection of 5 detached dwellings with associated garage &amp; parking.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> April to discuss this planning application and has decided that it objects to this application for the following reasons.</i></p> <ul style="list-style-type: none"> <li>• <i>The proposed development is on designated countryside.</i></li> <li>• <i>The development of 5 properties on this site would amount to urbanisation of the approach to St Leonards Street.</i></li> <li>• <i>The Startled Saint is an historic building within West Malling being associated with the former West Malling Airfield and as such should be retained.</i></li> </ul>		

242.6	<p><b>TM/18/00759/FL</b> - The Dene 6 Town Hill West Malling ME19 6QN Conversion of existing loft space with conservation rooflights and dormer window between rear gables. Application to replace lapsed application TM/14/00865/FL which expired 10 March 2017</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> April to discuss this planning application and has decided that it supports this application.</i></p>		
242.7	<p><b>TM/18/00777/FL</b> - The Lobster Pot 47 Swan Street West Malling ME19 6JU Section 73A to vary condition 14 (hours) pursuant to planning permission TM/16/01629/FL (Application for Change of use of existing Public House and Managers flat (Class A4) to a mixed use of four en-suite hotel rooms (use Class C1) at first floor level with restaurant (Class A3) at ground floor level with single storey infill extension to rear and basement extension. External plant &amp; ventilation).</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> April to discuss this planning application and has decided that it objects to this application for the following reasons.</i></p> <ul style="list-style-type: none"> <li>• <i>The suggested hours do not reflect the opening hours of other restaurants within the town and members see no reason as to why this establishment should be able to remain open later.</i></li> <li>• <i>The premises are in a residential area and residents will undoubtedly be impacted by noise from both the people leaving the restaurant and the cars / taxis waiting to collect them. Members have noted the strength of feeling amongst residents.</i></li> <li>• <i>The premises have yet to open and it is therefore too early to seek an amendment to the planning conditions imposed only 18 months ago.</i></li> </ul>		
242.8	<p><b>TM/18/00664/RM</b> - Mr Chris Hunter Adjacent 45 King Hill West Malling ME19 4PL Reserved Matters Application pursuant to outline planning permission TM/16/00865/OA: Erection of a detached dwelling.</p> <p>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> April to discuss this planning application and has decided that it objects to this application for the following reasons.</p> <ul style="list-style-type: none"> <li>• <i>The scale and size of the proposed building and its proximity to neighbours.</i></li> </ul>		
18/243	<p><b><u>TREE PLANNING APPLICATIONS</u></b></p>		
243.1	<p><b>TM/18/00757/TNCA</b> - Mr Wooldridge 140 High Street West Malling ME19 6NE T1 Walnut Tree – crown reduction by up to 30% to reduce encroachment on nearby buildings &amp; improve light into garden &amp; T2 Holly Tree – topping to approx. 2m below telephone wire to reduce encroachment</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> April to discuss this planning application and has decided that it supports this application.</i></p>		
18/244	<p><b><u>PLANNING ENFORCEMENT</u></b></p>		
	<p><b>Current investigations:</b></p>		
244.1	<p>Condition of <b>Arundel House, High Street</b> – there are currently 2 outstanding planning applications to be determined by TMBC –see above. Item to be removed from next agenda.</p>		
244.2	<p>Condition of <b>Martins newsagents, High Street</b> - works are now being undertaken. Clerk to check progress of works for next meeting.</p>	<p><b>Clerk</b></p>	

244.3	<b>Potential new investigations</b> None			
18/245	<b><u>FLYPOSTING</u></b>			
	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.			
18/246	<b><u>PROPOSED RESIDENTIAL DEVELOPMENT – SPORTSMAN’S FARM</u></b>			
	Correspondence received from Gladman Developments Ltd was noted. Gladman are proposing 120 new homes of varying sizes, types and tenures on land off King Hill which falls within the boundary of West Malling Parish Council. It was agreed that Gladman would be asked to meet with and address the planning committee. Clerk to seek convenient date, potentially 29 <sup>th</sup> May.			
18/247	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> none			
18/248	<b><u>QUESTIONS FROM COUNCILLORS</u></b> none			
18/249	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>			
	Next meeting date is the 30 <sup>th</sup> May 2018.			
	<b>Date of next meeting:</b> 29 <sup>th</sup> May 2018 at West Malling Village Hall, Norman Road			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 10.52 pm  Signed.....  Date.....			