

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 29<sup>TH</sup> MAY 2018, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Cllr. Richard Byatt (Chairman)  
Cllr. Gwyneth Barkham  
Cllr. Keith Bullard  
Cllr. Ben Merchant  
Cllr. Min Stacpoole  
Cllr. Yvonne Smyth

Minute		Action by	Action	Response
18/288	<b>APOLOGIES FOR ABSENCE</b> - none			
18/289	<b>DECLARATIONS OF INTEREST</b> - Mrs Smyth expressed an interest in application [18/299.2] as her property looks onto St Mary's Abbey.			
18/290	<b>MINUTES</b> of the meeting held on 24 <sup>th</sup> April 2018 - were approved and signed.			
18/291	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda - none			
18/292	<b>TMBC LOCAL PLAN</b>			
	<p>Draft Local Plan has been published and will be initially considered at Planning &amp; Transportation Advisory Board on 5<sup>th</sup> June, 24<sup>th</sup> July, Cabinet on 3<sup>rd</sup> September and Full Council on 12<sup>th</sup> September.</p> <ul style="list-style-type: none"> <li>• Wider extension to the Green Belt</li> <li>• Further development at Kings Hill</li> <li>• Housing Development - Brickfields and 'frontage' of Offham Road site are included in the draft.</li> <li>• Regulation 19 consultation starts late September.</li> <li>• See link to agenda and paperwork: <a href="https://democracy.tmbc.gov.uk/ieListDocuments.aspx?MId=3112&amp;x=1&amp;">https://democracy.tmbc.gov.uk/ieListDocuments.aspx?MId=3112&amp;x=1&amp;</a></li> </ul> <p>Recommendation to Full Council that the parish council approach West Malling Farmers Market with regards to having a presence at the market, to enable members of the public the opportunity to ask questions and to provide their own views.</p>			
18/293	<b>WEST MALLING NEIGHBOURHOOD PLAN</b>			
	Cllr. Byatt to provide an update following the recent presentation by Mr Jim Boot to members of the committee on 24 <sup>th</sup> April.			
18/294	<b>PLANNING APPLICATION – NEW BUILDING APPROVALS</b>			
294.1	<p>TM/18/00747/FL - 8 Alma Road West Malling ME19 6RP Single storey rear/side extension</p> <p>Granted</p>			

	<i>[West Malling Planning Committee had had no objections]</i>			
<b>294.2</b>	<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>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
<b>294.3</b>	<p><b>TM/18/00222/FL</b> – 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>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
<b>294.4</b>	<p><b>TM/18/00717/FL</b> 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>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
<b>18/295</b>	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
	<p><b>TM/17/01693/FL</b> - Five Pointed Star 100 High Street West Malling ME19 6NE Retrospective application: Erection of pergola enclosed by fencing within the rear courtyard</p> <p>Refused</p> <p>[West Malling Planning Committee had commented as follows: West Malling PC has a number of concerns about this application. The addition of a pergola, the increased seating and installation of heating units suggest that the use of this area will be intensified and extended with possible disturbance to neighbours. We are concerned that, at some point, a roof covering could be added - creating, effectively, an external room. We would like to see this possibility restricted through a condition. Any speaker system or lighting must be installed and managed to limit nuisance to neighbouring properties; ideally through conditions on sound levels and hours of operation.]</p>			
<b>18/296</b>	<b><u>TREE APPLICATION APPROVALS</u></b>			
<b>296.1</b>	<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>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
<b>18/297</b>	<b><u>TREE APPLICATION REFUSALS</u></b>			
	There were no tree application refusals			
<b>18/298</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>298.1</b>	<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 – revised plans.</p>			

	<p>In view of time constraints the following comments had already been submitted:</p> <p><i>The Committee have had the opportunity to consider the revised drawings and has decided that it stands by the comments which have been previously submitted and objects to this application for the following reasons:</i></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> <p>This action was hereby ratified.</p>			
<b>298.2</b>	<p><b>TM/18/00873/FL</b> - Mill Yard 26 Swan Street West Malling ME19 6LP Retrospective application to regularise the implemented works of 4 residential dwellings originally permitted under TM/13/01952/FL</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 29<sup>th</sup> May to discuss this planning application and has decided that it supports this application.</i></p>			
<b>298.3</b>	<p><b>TM/18/00961/FL</b> - Mr Stacey Goldsmith 6 West Street West Malling ME19 6QX Change of use from A1 (retail) to Sui Generis cosmetic tattoo parlour</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 29<sup>th</sup> May to discuss this planning application and has decided that it supports this application.</i></p>			
<b>298.4</b>	<p><b>TM/18/01013/OA</b> - Outline Application: Demolition of existing dwellinghouse (Sportsmans' Bungalow, 124 Teston Road) and outbuildings and erection of up to 120 dwellings including 40% affordable housing, with public open space, a community orchard, landscaping and sustainable drainage system (SuDS) and vehicular access point from King Hill. All matters reserved except for means of access</p> <p>Comments to be agreed at the planning meeting of the 26<sup>th</sup> June. It was agreed that a meeting be sought with Gladman Developments and that consideration be given as to how best to consult with residents on this application.</p>			
<b>298.5</b>	<p><b>TM/18/01074/FL</b> - Mr &amp; Mrs Cunning 273 London Road West Malling ME19 5AE Build new rear extension at first floor level.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 29<sup>th</sup> May to discuss this planning application and has decided that it supports this application.</i></p>			
<b>18/299</b>	<b><u>TREE PLANNING APPLICATIONS</u></b>			
<b>299.1</b>	<p><b>TM/18/01051/TNCA</b> - Ibbett &amp; Moseley 71 – 73 High St. West Malling ME19 6NA 2 Sycamores to fell.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 29<sup>th</sup> May to discuss this planning application and has decided that it supports this application.</i></p>			
<b>299.2</b>	<p><b>TM/18/01173/TNCA</b> - St Mary's Abbey 52 Swan Street West Malling ME19 6JX Leylandii x 5 – to fell</p> <p>The Planning Committee had no comments to make about this application.</p>			
<b>18/300</b>	<b><u>APPEALS</u></b>			

	<p><b>Land Rear of 239 – 259 London Road West Malling (Retirement Villages Developments Ltd)</b>                  It was noted that an appeal had been made to the Planning Inspectorate.</p>			
<b>18/301</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
<b>301.1</b>	<p><b>Current investigations:</b>                  Condition of <b>Martins newsagents, High Street</b> - works now complete. Item to be taken off future agendas.</p>			
<b>301.2</b>	<p><b>Potential new investigations</b>                  None</p>			
<b>18/302</b>	<b><u>FLYPOSTING</u></b>			
	<p>It was agreed that the instances of flyposting at Station Approach appears to have diminished. Members to monitor the situation.</p>			
<b>18/303</b>	<b><u>BARROWDEN PARISH COUNCIL PROPOSAL</u></b>			
	<p><b>Barrowden Parish Council Proposal on Building &amp; Development Control</b> – it was agreed to write in support of this proposal brought under the Sustainable Communities Act. Barrowden Parish Council are seeking to end the division of responsibility between planning bodies and building control and that it should be a requirement that building control bodies ensure that development proceeds in general accordance with the approved plans and conditions. For details of the proposal see:  <a href="https://www.surveymonkey.co.uk/r/D7H9VKF">https://www.surveymonkey.co.uk/r/D7H9VKF</a></p>			
<b>18/304</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> none			
<b>18/305</b>	<b><u>QUESTIONS FROM COUNCILLORS</u></b> none			
<b>18/306</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>			
	<p>Next meeting date is the 30<sup>th</sup> May 2018.</p> <p>It was noted that enforcement proceedings against The Five Pointed Star (retrospective planning application having been refused, see above) was on the agenda; with the recommendation that an Enforcement Notice be issued to seek the removal of the unauthorised structure.</p>			
	<b>Date of next meeting:</b> 26 <sup>th</sup> June 2018 at West Malling Village Hall, Norman Road			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.17 pm</p> <p>Signed.....</p> <p>Date.....</p>			