

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 26TH JUNE 2018, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Byatt (Chairman)
Cllr. Ben Merchant
Cllr. Min Stacpoole

Also present: Mr Mike North (co-opted member)

Minute		Action by	Action	Response
18/363	APOLOGIES FOR ABSENCE – Cllr. Barkham, Cllr. Bullard, Cllr. Smyth			
18/364	DECLARATIONS OF INTEREST - none			
18/365	MINUTES of the meeting held on 29 th May 2018 - were approved and signed.			
18/366	MATTERS ARISING from the minutes not otherwise on the agenda - none			
18/367	TMBC LOCAL PLAN			
367.1	Public Meeting Public Meeting to be held on Sunday 1 st July at West Malling Primary School, from 12 noon – 3pm. Presentation to be given by Cllr. Dean . Questionnaire to be circulated to residents both in paper form and online; answers to be collated and sent to T&MBC.			
367.2	Local Green Space Designation – Up to date list of green spaces to be compiled as part of Local Plan Review. Cllr. Byatt and Cllr. Stacpoole to action.	RB MS		
18/368	WEST MALLING NEIGHBOURHOOD PLAN			
	Cllr. Byatt to provide an update following the presentation by Mr Jim Boot to members of the committee on 24 th April. Update for next planning meeting on 25 th July.	RB		
18/369	PLANNING APPLICATION – NEW BUILDING APPROVALS			
369.1	TM/18/00961/FL - 6 West Street West Malling ME19 6QX Change of use from A1 (retail) to Sui Generis cosmetic tattoo parlour Granted <i>[West Malling Planning Committee had had no objections]</i>			
369.2	TM/18/00873/FL - 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 Granted <i>[West Malling Planning Committee had had no objections].</i>			

369.3	<p>TM/18/00591/LB - (Listed Building application) South Shore Associates Arundel House 88 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>Granted – the provision of an access ramp has been removed from the scheme.</p> <p><i>[West Malling Planning Committee had commented as follows Members of the committee would ask that T&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>		
369.4	<p>TM/18/00590/FL - 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>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>		
369.5	<p>TM/18/00114/FL - Mrs Gilbert 11-13 Swan Street West Malling Replacement of windows to North & South elevations.</p> <p>Granted – rear windows only to be replaced.</p> <p><i>[West Malling Planning Committee had objected and commented as follows: 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. 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>		
18/ 370	<p><u>WITHDRAWN APPLICATIONS</u></p>		
370.1	<p>TM/17/03372/LB - Elite Pubs Barns at rear of Farmhouse 97 High Street West Malling.– internal and external alterations.</p> <p>To be dealt with under applications TM/16/01729/LB & TM/16/01728/FL</p>		
370.2	<p>TM/17/01530/FL - Elite Pubs, Barns to the rear of Farmhouse. 97 High Street West Malling. Change of use of retail unit to cocktail bar with external alterations to South West elevation & change of use of existing cocktail bar to office.</p> <p>To be dealt with under applications TM/16/01729/LB & TM/16/01728/FL</p>		
18/371	<p><u>PLANNING APPLICATION REFUSALS</u></p>		
	<p>TM/18/00777/FL - 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</p>		

	<p>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 & ventilation).</p> <p>Refused</p> <p>[West Malling Planning Committee had objected and commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24th 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"> <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> <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> <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> 			
18/372	<u>TREE APPLICATION APPROVALS</u>			
372.1	<p>TM/18/01051/TNCA - Ibbett & Moseley 71 – 73 High St. West Malling ME19 6NA 2 Sycamores to fell.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections]</i></p>			
18/373	<u>TREE APPLICATION REFUSALS</u>			
	There were no tree application refusals			
18/374	<u>BUILDING PLANNING APPLICATIONS</u>			
374.1	<p>TM/18/01368/FL - Mr H Visser 17 Epsom Close West Malling Ground floor front extension.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June to discuss this planning application and has decided that it objects to this application. The planning committee have noted the objections of the immediate neighbour and are in agreement that the comments are justified; the proposed alterations would result in a loss of light and potential restriction of view.</i></p>			
374.2	<p>TM/18/01271/FL - Mr & Mrs Rhys 10 Woodland Close West Malling ME19 6RR Single storey with pitched rear extension, conversion of garage to habitable room & raising of garage roof.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June to discuss this planning application and has decided that it supports this application.</i></p>			
374.3	<p>TM/18/01230/FL- Mr & Mrs Woodbridge 27 Offham Road West Malling ME19 6RB Demolition of existing rear conservatory, replacement single storey rear extension and roof dormer extension to rear, all together with associated internal and external alterations.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June to discuss this planning application and has decided that it supports this application.</i></p>			

374.4	<p>TM/18/01232/OA - Dr Charlotte Cronk Land adjoining 121 Teston Road West Malling Outline application for the erection of 2 dwellings.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June 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"> • <i>Members object to the loss of agricultural land in this semi-rural location.</i> 		
374.5	<p>TM/18/01253/FL - Mr P Whittingham 69 Offham Road West Malling ME19 6RB Single storey rear extension linked to existing two storey conversion.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June to discuss this planning application and has decided that it supports this application.</i></p>		
374.6	<p>TM/16/01728/FL - Big barn at rear of Farmhouse, 97 High Street Conversion of retail unit / outbuildings to form a pizza shack, cocktail bar and office, with internal and external alterations (retrospective) Revised Plans</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June to discuss this planning application and has decided that it supports this application.</i></p>		
374.7	<p>TM/16/01729/LB (Listed Building Application) - Big barn at rear of Farmhouse, 97 High Street Conversion of retail unit / outbuildings to form a pizza shack, cocktail bar and office, with internal and external alterations (retrospective) Revised Plans</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June to discuss this planning application and has decided that it supports this application.</i></p>		
374.8	<p>TM/18/01013/OA - 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>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June to discuss this planning application and has decided that it objects to this application on the following grounds</i></p> <ol style="list-style-type: none"> 1) <i>The proposed development would link Kings Hill to St Leonards Street - eroding the separation of these distinct settlements and increasing the urbanisation of a predominantly rural area.</i> 2) <i>The proposed development would lead to a loss of open countryside and wildlife habitat.</i> 3) <i>The area is part of an extension to the Greenbelt put forward in the Draft Local Plan and supported by this Parish Council.</i> 4) <i>The existing infrastructure is insufficient to meet the demands that such a development will bring.</i> 5) <i>In recognition of the overwhelming opposition expressed through both the applicant's consultation and responses via the TMBC planning portal.</i> 		

	6) This Parish Council strongly objects to this application, however, should T&MBC be inclined to grant the application, we would ask that Section 106 funding be a condition of the planning permission to reflect the necessary safety measures (such as lighting and traffic calming) that will be required on King Hill.			
18/375	<u>TREE PLANNING APPLICATIONS</u>			
375.1	<p>TM/18/01223/TNCA – Miss Natalie Richardson 38 Police Station Road. West Malling ME19 6LL Fell tree in back garden.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June to discuss this planning application and would wish to make the following comments.</i></p> <ul style="list-style-type: none"> <i>The committee accept that the tree is too large for the plot but would ask that if at all possible the tree be retained and be reduced to a smaller more manageable size.</i> 			
375.2	<p>TM/18/01384/TNCA – Douces Manor, St Leonards Street West Malling ME19 6UB Copper Beech lift overhanging canopy; Scot Pine dismantle to ground as tree is dead / dying and Corsican pine, remove one limb that is violent in high winds and close to properties.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th June to discuss this planning application and would wish to make the following comments</i></p> <ul style="list-style-type: none"> <i>The committee would ask that the Scots Pine be replaced with another pine (preferably a Scots Pine).</i> <i>Unless the tree is diseased, we would request that a portion of the dead tree is left for invertebrates to feed on.</i> 			
18/376	<u>PLANNING ENFORCEMENT</u>			
376.1	<p>Current investigations: There are no current West Malling investigations</p>			
376.2	<p>Potential new investigations None</p>			
18/377	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> none			
18/378	<u>QUESTIONS FROM COUNCILLORS</u> none			
18/379	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
	Next meeting date is the 4 th July 2018.			
	Date of next meeting: 24 th July 2018 at West Malling Village Hall, Norman Road			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.02 pm			

	<p>Signed.....</p> <p>Date.....</p>			
--	-------------------------------------	--	--	--