

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 28TH AUGUST 2018, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Byatt (Chairman)
Cllr. Gwyneth Barkham
Cllr. Keith Bullard
Cllr. Min Stacpoole

Minute		Action by	Action	Response
18/460	<u>APOLOGIES FOR ABSENCE</u> – Cllr. Merchant, Cllr. Smyth			
18/461	<u>DECLARATIONS OF INTEREST</u> - none			
18/462	<u>MINUTES</u> of the meeting held on 25 th July 2018 - were approved.			
18/463	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda:- 18/426.3 – 108 High Street (extension & conversion from single dwelling to create three apartments). Further discussion regarding the alterations and Listed Building status.			
18/464	<u>TMBC LOCAL PLAN</u>			
	<ul style="list-style-type: none"> The draft report will be considered by T&MBC as follows - Cabinet on the 3rd September and Full Council on the 12th September. An additional document has been published for the meeting on 3rd September - APPENDIX 2 - Changes to the Adopted Proposals Map. Items particularly relevant to West Malling as follows: <ol style="list-style-type: none"> At LP5 Settlement of Hierarchy (page 17) East of Offham Road, map showing current confines of built up area, proposed boundary deletion and new proposed confines boundary. At LP5 Settlement of Hierarchy (page 18) Rear of London Road & Town Hill, map showing current confines of built up area, proposed boundary deletion and new proposed confines boundary. At LP13 (page 57) West Malling Local Natural Environmental Designations, Open Spaces are illustrated in map form. There are 11 Ordnance Survey designations listed for West Malling. At LP25 (page 110) Housing Allocations ag – East of Offham Road, West Malling At LP25 (page 111) Housing Allocations ah – Rear of London Road and Town Hill. 			
18/465	<u>WEST MALLING NEIGHBOURHOOD PLAN</u>			
	T&MBC have suggested that issues raised in the WMPC Reg 19 response could be addressed via a Neighbourhood Plan. Neighbourhood Plan sub-committee to be re-formed and made up of the following Councillors, Cllr. Byatt, Cllr. Dean, Cllr Smyth, Cllr Stacpoole, Cllr. Stapleton and Cllr. Bullard.			
18/466	<u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u>			
466.1	TM/18/01520/FL - Mrs S Seed 52 Police Station Road West Malling Construction of front			

	<p>porch, 3 dormer windows and french side doors.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
466.2	<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>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
18/467	<p><u>WITHDRAWN APPLICATIONS</u></p>			
	<p>TM/18/01372/LB - Mrs G Reeve Tudor Cottage 134 High Street West Malling Installation of 2 externally mounted roller shutters to be fitted to the first floor rear windows</p> <p>Withdrawn</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>			
18/468	<p><u>PLANNING APPLICATION REFUSALS</u></p>			
	<p>There were no planning application refusals</p>			
18/469	<p><u>TREE APPLICATION APPROVALS</u></p>			
469.1	<p>TM/18/01716/TNCA - The Old Stable Building Old Parsonage Ct West Malling ME19 6NZ T1 Sycamore – fell to ground level</p> <p>Granted</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>			
469.2	<p>TM/18/01475/TPOC – Mr M Blanning 48 Town Hill West Malling ME19 6QN G1 Lime x 3 – remove epicormic growth up to 14m above tree base.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
469.3	<p>TM/18/01384/TPOC– 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>Granted – a replacement specimen of Pine shall be planted during the first planting season following removal.</p> <p>The Planning Committee had commented as follows:</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> 			
469.4	<p>TM/18/01508/TNCA – More Park RC School Lucks Hill West Malling T1 Common Oak – remove the significant dead, dying and suspect branches present within entire crown & lift low crown overhanging the school building only, to provide a 3m clearance by the removal of secondary laterals only. T2 Sycamore – remove the significant dead, dying and suspect branches present within crown.</p> <p>Granted</p>			

	<i>[West Malling Planning Committee had had no objections].</i>			
469.5	<p>18/01525/TNCA - Bower House 22 West Street West Malling ME19 6QX T1 Holly – trim & reduce back to previous points, T2 Lilac – reduce height by approx. third, 3 Mature Beech – trim lowest limb growing over road towards number 17 by approx. 1 to 2 metres, T4 Bamboo – completely remove, T5 2x Privett & 1 Elderberry – trim to previous points, T6 2x Cotoneaster – reduce by approx. 2 metres, T7 Purple Plum – remove dead wood, balance crown & remove original green limbs, T8 Purple Plum – side back & remove limb rubbing on garage and T9 Acer – completely remove.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
469.6	<p>TM/18/01436/TNCA - West Malling School Norman Road West Malling Large weeping willow – fell tree in sections using roping techniques to prevent any damage or undue impact to features below. Final cut top to be made to fence height due to tree management and light improvement.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
18/470	TREE APPLICATION REFUSALS			
	There were no tree application refusals			
18/471	BUILDING PLANNING APPLICATIONS			
471.1	<p>TM/18/01755/FL - Mrs Kate Kenny 61 Offham Road West Malling ME19 6RB Erection of a small detached 2 storey dwelling to the rear of 61 Offham Road.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th August 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 Committee is of the opinion that this is an overdevelopment of a previously developed site.</i> • <i>The Committee object to the loss of green space.</i> • <i>The Committee is concerned about access and egress onto what is already a busy and congested road.</i> • <i>The Committee have noted the strong objections from neighbours.</i> 			
471.2	<p>TM/ 18/01581/FL & TM/18/01582/LB – Mr & Mrs McDonald 101 &103 St Leonards Street West Malling ME19 6PE Erection of two storey side/rear extension to both properties; demolition as required to facilitate works (variation on previously approved schemes 16/03376 & 13/03375 to include removal of window and section of wall & replacement of all existing windows & doors). Tree works approved under 15/01256/TPOC</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th August to discuss this planning application and has decided that it does not object to this application.</i></p>			
471.3	<p>TM/18/01836/FL - Mr & Mrs Hewetson 1 Alma Road West Malling ME19 6RP Single storey rear extension, glass lantern on existing roof.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th August to discuss this planning application and has decided that it does not object to this application.</i></p>			

471.4	<p>TM/18/01871/FL Mr & Mrs Fielder Ashmere 139 Teston Road West Malling ME19 6PQ - Proposed demolition of attached garage and replacement with detached garage. Proposed two storey side extension to existing house. The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th August to discuss this planning application and has decided that it does not object to this application.</i></p>			
18/472	<u>TREE PLANNING APPLICATIONS</u>			
472.1	<p>TM/18/01879/TNCA – 46 Town Hill West Malling ME19 6QN Holly – to fell due to poor form</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th August 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>This would appear to be a healthy Holly tree. Hollies are of environmental importance, we therefore see no reason why this tree should be felled and ask that the tree be pruned and reshaped.</i> 			
18/473	<u>RESHAPE HOUSE – SECTION 106 MONIES</u>			
	<p>Section 106 monies arising from the redevelopment of Reshape House. Proposal for open space / play facilities to be considered by the Amenities Committee in September.</p> <p>Cllr Byatt drew members' attention to pages 178–180 of Regulation 19 Local Plan Pre Submission Publication which outlines off site open space provision. See Link: https://democracy.tmbc.gov.uk/documents/s31895/Appendix%20%20-%20draft%20Local%20Plan%20-%20Regulation%2019%20Submission%20Publication.pdf</p>			
18/474	<u>LAVENDERS ROAD – PROPOSED BELLWAY APPLICATION.</u>			
	<p>Public meeting held on 15th August with in the region of 40 residents in attendance.</p> <p>WMPC have set up a simple poll on their website (https://www.surveymonkey.com/r/7FVL7JP) asking if residents support development on this site; there have been 160 responses to date, 77.6% said that they did not support development 22.4% said that they did support development.</p> <p>Residents will be notified once the developers submit an outline application to T&MBC.</p>			
18/475	<u>PLANNING ENFORCEMENT</u>			
475.1	<p>Current investigations: There are no current West Malling investigations</p>			
475.2	<p>Potential new investigations A number of residents have spoken to the Clerk regarding the painting of the stone next to Varoshe jewellers in West Street. Clerk to speak with T&MBC</p>			
18/476	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> none			
18/477	<u>QUESTIONS FROM COUNCILLORS</u> none			

18/478	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
	Next meeting date is the 26 th September 2018.			
18/479	<u>ACCOUNTS FOR PAYMENT</u>			
	Accounts for payment - totalling £180.00 were approved - see attached.			
	Date of next meeting: 25 th September 2018 at West Malling Village Hall, Norman Road			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.32 pm			
	Signed.....			
	Date.....			

West Malling Parish Council				
<u>Accounts for Payment 28th August 2018</u>				cheques to be drawn
Gallagher Plant Ltd (cheque 5516)		£	150.00	£ 180.00
(Inv INB08289 delivery & hire costs of 2 Jersey Barriers for village hall security)	VAT	£	30.00	
		TOTAL		<u>£ 180.00</u>