

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON TUESDAY 28<sup>TH</sup> NOVEMBER 2018, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

**Also Present:** Mike North – Co-opted member

Minute		Action by	Action	Response
18/659	<b><u>APOLOGIES FOR ABSENCE</u></b> – Cllr. Yvonne Smyth			
18/660	<b><u>DECLARATIONS OF INTEREST</u></b> - none			
18/661	<b><u>MINUTES</u></b> of the meeting held on 23 <sup>rd</sup> October 2018 were approved.			
18/662	<b><u>MATTERS ARISING</u></b> from the minutes not otherwise on the agenda - none			
18/663	<b><u>TMBC LOCAL PLAN</u></b>			
	<ul style="list-style-type: none"> <li>A summary of the WMPC Regulation 19 response can be found on the Parish Council website.</li> <li>The KCC response was noted, in particular that the Draft Local Plan does not include appropriate consideration of the historic environment or flood risk and that Broadwater Farm (due to size) should have two access points.</li> <li>General discussion as to the possibility of seeking advice and or representation at the Examination in Public. Cllr. Byatt has contacted a number of planners.</li> </ul>			
18/664	<b><u>WEST MALLING NEIGHBOURHOOD PLAN</u></b>			
	The Neighbourhood Plan paper which was drafted in July 2017 had been circulated to all members. General discussion about moving forward with Neighbourhood Plan. It was agreed that members would look at the Local Plan to see which policies impact on the town.			
18/665	<b><u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u></b>			
665.1	<b>TM/18/02169/FL</b> – Rathshan 21 Windmill Lane East West Malling ME19 6HS Retrospective application for the erection of a 2 bedroom single storey dwelling house.  Granted  <i>[West Malling Planning Committee had objected to this application].</i>			
665.2	<b>TM/18/02121/FL</b> – Mr J Williams 20 Offham Road West Malling ME19 6RA Single storey and two storey side/rear extension to supersede previously approved single storey rear extension (13/03473/FL)			

	Granted <i>[West Malling Planning Committee had had no objections].</i>			
665.3	<b>TM/18/02133/FL</b> – Mr & Mrs McDonald 101 St Leonards Street West Malling ME19 6PE Proposed garden gate for entrance to the garden.  Granted <i>[West Malling Planning Committee had had no objections].</i>			
665.4	<b>TM/18/02081/FL</b> - Mr & Mrs Franks 183 Norman Rd West Malling ME19 6RW Double storey pitched roof side extension with internal alterations.  Granted <i>[West Malling Planning Committee had had no objections].</i>			
18/666	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
	There were no planning application refusals			
18/667	<b><u>TREE APPLICATION APPROVALS</u></b>			
	There were no tree application approvals.			
18/668	<b><u>TREE APPLICATION REFUSALS</u></b>			
	<b>TM/18/01352/TPOC</b> - Mrs K Dyer 56 Town Hill West Malling Fell Horse Chestnut due to unsafe level of decay below main union and replant.  Refused <i>[West Malling Planning Committee had asked that an independent report be commissioned]</i>			
18/669	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
669.1	<b>TM/18/02395/LB</b> – Greene King PP Five Pointed Star 100 High Street West Malling ME19 6NE Reduction in bar counter  The Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that it does not object to this application.</i>			
669.2	<b>TM/18/02489/FL</b> - Mr & Mrs F de Ryckman de Betez 127 Offham Road West Malling ME19 6RE Erection of a two-storey rear/side extension with demolition of existing store, greenhouse and melon house; alterations to elevations and insertion of dormers to rear.  The Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that it objects to this application for the following reasons:</i>  <ul style="list-style-type: none"> <li>• <i>The Committee is of the opinion that this is an inappropriate development of the Green Belt with no special circumstances to build being put forward.</i></li> <li>• <i>The Committee is also of the opinion that the proposed extension is disproportionate to the existing building.</i></li> </ul>			
669.3	<b>TM/18/02485/FL</b> - The Malling Jug 52 High Street West Malling Section 73 application for the			

	<p>variation of condition 3 (hours) to planning permission TM/16/02592/FL. Application to extend the closing time from 21:00 to 22:00 every day with Xmas Eve, New Year's Eve left as per condition</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that whilst it does not object to this application it would wish to have assurances that the existing planning condition (condition 4, TM/16/02592/FL) to vacate the garden at 20:00 will remain in force.</i></p>			
<b>669.4</b>	<p><b>TM/18/02658/FL</b> - Greene King PP Five Pointed Star 100 High Street West Malling ME19 6NE Reinstatement of original garden and conversion of part of car park to garden area.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that whilst it does not object to this application it would ask that conditions be imposed to restrict the use of amplified music, lighting and also the hours that this area is occupied.</i></p>			
<b>669.5</b>	<p><b>TM/18/02666/FL</b> - Mr K Wilkinson &amp; Miss K Thomas 56 Offham Road West Malling ME19 6RA Proposed loft conversion with a flat roof rear dormer and two conservation style roof lights to front roof pitch.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that it does not object to this application.</i></p>			
<b>669.6</b>	<p><b>TM/18/02440/FL</b>- Mr A Dawson 40 Fartherwell Avenue West Malling ME19 6NQ Ground floor rear/side extension.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that it does not object to this application.</i></p>			
<b>669.7</b>	<p><b>TM/18/02642/FL</b> – Kendon Parking LLP Land West Of Station Road North West Malling Use of land to provide station car park and new access</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that it objects to this application for the following reasons:</i></p> <ol style="list-style-type: none"> <li><i>1. Development of this land would harm the rural approach to and setting of West Malling. It would represent further urbanisation of the area following the extensive development of the station car park (including the removal of many trees) and the development of two privately-operated car parks.</i></li> <li><i>2. This land is designated as Green Belt in the new Local Plan which has been the subject of extensive consultation. West Malling Parish Council has undertaken a survey of local views which shows overwhelming support for the extension of the Green Belt. To give permission for development on this site when the Local Plan is shortly to be submitted for Examination in Public would undermine the local planning process.</i></li> <li><i>3. The applicant proposes access onto a narrow and very busy road, particularly at peak times. The potential for congestion and accidents would be increased. This is of particular concern given the proximity of a school.</i></li> </ol>			

	<i>4. No details of the proposed lighting have been provided but this is likely to add to local light pollution and could well be active all day, every day.</i>			
<b>18/ 670</b>	<b><u>TREE PLANNING APPLICATIONS</u></b>			
<b>670.1</b>	<p><b>TM/18/02760/TNCA</b> - Diocese of Rochester 138 High Street West Malling ME19 6NE T1 Apple Tree- fell tree by dismantling in sections, final cut to be made as close to the ground as is reasonably practicable</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that it does not object to this application.</i></p>			
<b>670.2</b>	<p><b>TM/18/02717/TNCA</b> – West Malling C of E Primary School - T1 Beech, to trim the overhanging branches to boundary for the erection of timber cabin by applicant. T2 Cherry, to trim the overhanging branches to the boundary.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that it does not object to this application.</i></p>			
<b>670.3</b>	<p><b>TM/18/02730/TNCA</b> - 31 Frog Lane West Malling ME19 6LN Partial (3m lateral reduction) of one Ash &amp; 2 Sycamores that overhang from Network Rail adjoining land.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> November to discuss this planning application and has decided that it does not object to this application.</i></p>			
<b>18/671</b>	<b><u>APPEALS</u></b>			
	Retirement Developments Ltd, Land Rear of 239 – 259 London Road West Malling. It was noted that the appeal will commence on Tuesday 4 <sup>th</sup> December, 10am at The Civic Suite, Gibson Building, Gibson Drive, Kings Hill. It is anticipated that the appeal will last for four days.			
<b>18/672</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
<b>672.1</b>	<p><b>Current investigations:</b></p> <p>There are no current West Malling investigations</p>			
<b>672.2</b>	<p><b>Potential new investigations</b></p> <ul style="list-style-type: none"> <li>Clerk awaiting response from T&amp;MBC regarding the stone that has been painted gold outside Varoshe jewellers, West Street; advertising banner on the Five Pointed Star, High Street and the internal illuminated sign at the Cottage Hair &amp; Nails Salon in West Street.</li> </ul>			
<b>18/673</b>	<b><u>AERIAL PHOTOGRAPHY &amp; HEIGHT DATA</u></b>			
	It was agreed to sign up to the Aerial Photography for Great Britain service. This is a free service. Clerk to action.	<b>Clerk</b>		
<b>18/674</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> none			
<b>18/675</b>	<b><u>QUESTIONS FROM COUNCILLORS</u></b>			
	<ul style="list-style-type: none"> <li>Cllr Byatt reported that he had attended the launch of The Raynsford Review of the</li> </ul>			

	<p>Planning System. Link - <a href="http://www.tcpa.org.uk/raynsford-review">www.tcpa.org.uk/raynsford-review</a>                  A copy of the report is at the Parish Office.</p>			
<b>18/676</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>			
	Next meeting date is the 12 <sup>th</sup> December 2018			
	<b>Date of next meeting: Tuesday 18<sup>th</sup> December 2018</b>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.12 pm</p> <p>Signed.....</p> <p>Date.....</p>			