

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON TUESDAY 18<sup>TH</sup> DECEMBER 2018, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

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

Minute		Action by	Action	Response
18/729	<b>APOLOGIES FOR ABSENCE</b> – Cllr. Yvonne Smyth , Cllr. Gwyneth Barkham			
18/730	<b>DECLARATIONS OF INTEREST</b> - none			
18/731	<b>MINUTES</b> of the meeting held on 28 <sup>th</sup> November 2018 were approved.			
18/732	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda – <ul style="list-style-type: none"> <li>18/671 – Appeal – Retirement Developments Ltd, Land rear of 239-259 London Road. It was noted that Cllr. Byatt attended the first day of the appeal hearing and took the opportunity to speak on behalf of the Parish Council to reiterate our objection comments.</li> <li>A decision is expected in January 2019</li> </ul>			
18/733	<b>TMBC LOCAL PLAN</b>			
	Cllr Byatt has obtained costs from planning consultants. These figures have been included in the draft planning budget which will be considered at the next F&GP and Full Council meeting in January.			
18/ 734	<b>WEST MALLING NEIGHBOURHOOD PLAN</b>			
	Cllr Byatt asked that members look through the Local Plan so as to identify issues relevant to West Malling.			
18/735	<b>PLANNING APPLICATION – NEW BUILDING APPROVALS</b>			
735.1	<b>TM/18/02485/FL</b> - The Malling Jug 52 High Street West Malling Section 73 application for the 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.  Granted  <i>[West Malling Planning Committee had had no objections but did ask that the existing planning condition (condition 4, TM/16/02592/FL) to vacate the garden at 20:00 remain in force].</i>			

735.2	<p><b>TM/18/02395/LB</b> – Greene King PP Five Pointed Star 100 High Street West Malling ME19 6NE Reduction in bar counter</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
735.3	<p><b>TM/18/02440/FL</b>- Mr A Dawson 40 Fartherwell Avenue West Malling ME19 6NQ Ground floor rear/side extension.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
735.4	<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>Granted</p> <p><i>[West Malling Planning Committee had objected to this application].</i></p>			
735.5	<p><b>TM/18/02231/FL</b> - Mr R Gluck The Coach House 66 St Leonards Street ME19 6PB Proposed addition to existing garage to form new adjoining garage.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
18/736	<b>PLANNING APPLICATION REFUSALS</b>			
736.1	<p><b>TM/18/01755/FL</b> - 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>Refused</p> <p><i>[West Malling Planning Committee had objected to this application].</i></p>			
736.2	<p><b>TM/18/02489/FL</b> - Mr &amp; 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.</p> <p>Refused</p> <p><i>[West Malling Planning Committee had objected to this application].</i></p>			
18/737	<b>TREE APPLICATION APPROVALS</b>			
737.1	<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>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
737.2	<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>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			

<b>737.3</b>	<b>TM/18/02730/TNCA</b> - 31 Frog Lane West Malling ME19 6LN Partial (3m lateral reduction) of one Ash & 2 Sycamores that overhang from Network Rail adjoining land.  Granted  <i>[West Malling Planning Committee had had no objections].</i>			
<b>737.4</b>	<b>TM/18/02438/TPOC</b> – The Mallings, 247 London Road West Malling ME19 5AD T1 Copper Beech tree to cut back overhang to fence line and an overall reduction of 25%. T2 Beech tree overall reduction of 25%.  Granted  <i>[West Malling Planning Committee had had no objections].</i>			
<b>18/738</b>	<b><u>TREE APPLICATION REFUSALS</u></b>			
	There were no tree application refusals			
<b>18/739</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>739.1</b>	<b>TM/18/02894/FL</b> – Mr K Emirali 7 Water Lane West Malling ME19 6HH Proposed first floor extension  The Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee met on the 18<sup>th</sup> December to discuss this planning application and has decided that it does not object to this application.</i>			
<b>739.2</b>	<b>TM/18/02772/FL</b> - Mr P Webb Cornerlea 35 Police Station Road West Malling Demolition of existing prefab garage and erection of new detached double garage, landscaping to front aspect and improvement of vehicular access.  The Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee met on the 18<sup>th</sup> December to discuss this planning application and has decided that it does not object to this application.</i>			
<b>18/ 740</b>	<b><u>TREE PLANNING APPLICATIONS</u></b>			
<b>740.1</b>	<b>TM/18/02731/TNCA</b> - Adj. 1 Abingdon Mews High Street West Malling Large multi stem Sycamore – to remove one stem of sycamore and carry out a 3m lateral reduction of other limbs.  The Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee met on the 18<sup>th</sup> December to discuss this planning application and has decided that it does not object to this application.</i>			
<b>18/741</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
<b>741.1</b>	<b>Current investigations:</b>  There are no current West Malling investigations			
<b>741.2</b>	<b>Potential new investigations</b> <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; and the internal illuminated sign at the Cottage Hair &amp; Nails Salon in West Street.</li> </ul>			

18/742	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> none			
18/743	<b><u>QUESTIONS FROM COUNCILLORS</u></b>			
743.1	Cllr Bullard reported that the Joint Parishes Group (JPCTCG) hope to address the issue of how KCC Highways respond to planning applications. Highways are bound by the National Planning Policy Framework by which development can only be prevented or refused on transport grounds where its' impact is considered to be 'severe'. The use of the word 'severe' is not defined. It was agreed that pressure ought to be applied to define 'severe' or amend the NPPF.			
743.2	Cllr Byatt reported that Bellway Homes have requested that pictures of the Lavenders Road site be taken from the Abbey. Following discussion it was agreed that a way forward would be to: <ul style="list-style-type: none"> <li>• Suggest a reciprocal agreement with conditions i.e. that the Abbey can arrange for photos to be taken from the applicants' site and will take photos from within the Abbey grounds looking out.</li> <li>• The two sets of photographs to be combined in one document with plan and captions.</li> <li>• This document, unedited, to be provided to both applicant and TMBC and to be lodged on planning portal.</li> <li>• Applicant to bear cost.</li> </ul>			
743.3	Mr North queried the use of the iron railing that sits against the Pilsdon stone wall in Water Lane. He and other members were concerned that the railings may be stolen if not fixed to the wall. The Clerk understood that Cllr. Smyth was a trustee of Pilsdon at West Malling and she would therefore mention the railings to her.	Clerk	✓	
18/744	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>			
	Next meeting date is the 23 <sup>rd</sup> January 2019. It is anticipated that the Bellway Lavenders Road application will considered at this meeting.			
18/745	<b><u>ACCOUNTS FOR PAYMENT</u></b>			
	<b>Accounts for payment</b> - totalling £8380.27 were approved - see attached.			
	<b>Date of next meeting:</b> Tuesday 22 <sup>nd</sup> January 2019			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.49 pm  Signed.....  Date.....			

<b>West Malling Parish Council</b>					
<b>Accounts for Payment 18th December 2018</b>					<b>cheques to be drawn</b>
Elm Header Account (cheque 5578) (Twitch - Insurance 1/5/15 - 30/4/17)					<b>£ 111.05</b>
Mr Mervyn Carr (cheque 5579) (removal of wire fencing/posts in ball park & filling of salt bins)					<b>£ 300.00</b>
Outdoorsy Living Ltd (cheque 5580) (invoice 60 - replacement of fixings on the Cross Chain Walk and Log Walk)					<b>£ 480.00</b>
			£ 400.00		
		VAT	£ 80.00		
Streetlights (cheque 5581) (invoice 10098, column 97 Churchfields)					<b>£ 1,236.00</b>
			£ 1,030.00		
		VAT	£ 206.00		
KCC Laser (single cheque 5582) Electricity supply 1/10/18 - 31/10/18)					<b>690.45</b>
			£ 597.02		
		VAT	£ 93.43		
KCC Laser (cheque 5583) Electricity supply 1/11/18 - 30/11/18)					<b>668.17</b>
			£ 577.75		
		VAT	£ 90.42		
Janice Laker (cheque 5584) (Allotment deposit refund Plot 25A)					<b>25.00</b>
Gavin Jones LTD (single cheque 5585) (Inv 1868 C/yard, 1 x mow / 1 x strim/paths & tree work - November 2018)					<b>£ 309.60</b>
			£ 258.00		
		VAT	£ 51.60		
(Inv 1869 Playing field November - remarking x2) initial marking & remarking x2)					<b>31.80</b>
			£ 26.50		
		VAT	£ 5.30		
Malling Memorial Institute (cheque 5586) (invoices for room hire 17/12/18)					<b>£ 15.00</b>
Tonbridge Fencing (cheque 5587) (invoice 64606 - village hall fencing & height barrier)					<b>£ 4,513.20</b>
			£ 3,761.00		
		VAT	£ 752.20		
<b>TOTAL</b>					<b><u>£ 8,380.27</u></b>