

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 26TH FEBRUARY 2019, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Byatt (Chairman)
Cllr. Gwyneth Barkham
Cllr. Keith Bullard
Cllr. Yvonne Smyth

Minute		Action by	Action	Response
19/112	APOLOGIES FOR ABSENCE – Cllr. Min Stacpoole & Cllr. David Thompson			
19/113	DECLARATIONS OF INTEREST - none			
19/114	MINUTES of the meeting held on 22 nd January 2019 were approved.			
19/115	<p>MATTERS ARISING from the minutes not otherwise on the agenda –</p> <ul style="list-style-type: none"> 19/53 – KCC Highways response to planning applications is restricted by the NPPF under which development can only be prevented or refused on transport grounds where its impact is considered 'severe'; there is no definition of severe. It was agreed to ask that this be raised at the next Joint Parishes meeting. 	KB		
19/116	TMBC LOCAL PLAN			
	<ul style="list-style-type: none"> Local Plan was submitted on 23rd January. Inspectors have now been appointed. Simon Berkeley BA MA MRTPI and Luke Fleming BSc (Hons) MRTPI; will carry out the independent examination of the plan. Regulation 22 (1) (c) Consultation Statement has now been published; this is a summary of consultations received. <p>Bellway/Lavenders Road Application:</p> <ul style="list-style-type: none"> A community Group 'Protect West Malling' has been set up. Simon Kelly of Richard Buxton Solicitors has submitted a letter to T&MBC on behalf of West Malling Parish Council and East Malling & Larkfield Parish Council. The letter sets out our grounds for opposing the application. It is expected that this application will be considered at the T&MBC Area 2 Committee on Wednesday 10th April. 			
19/117	WEST MALLING NEIGHBOURHOOD PLAN			
	Cllr. Thompson to circulate notes to members of the planning committee. To be considered at next meeting.	DT		
19/118	PLANNING APPLICATION – NEW BUILDING APPROVALS			
118.1	TM/18/02072/FL – The Executors of Mr K R Medgett 25 West Street West Malling ME19 6QX Provision of a two-storey side extension, a single-storey rear extension and wholesale			

	<p>remodelling of the existing dwelling house together with the construction of a pair of semi-detached dwellings to side with associated provision of a new access.</p> <p>Granted</p> <p><i>West Malling Planning Committee had not objected but had commented as follows:</i></p> <ul style="list-style-type: none"> • <i>As this is a significant corner site in the landscape of West Malling, the committee would wish to see the green aspect retained and would ask that a condition regarding soft landscaping be added to any planning permission that is granted.</i> • <i>The committee have concerns about access onto what is a busy junction and would ask that KCC Highways are asked to comment on this element of the application.</i> • <i>The committee feels that, on such a significant site in the townscape, the design of the semi-detached houses could be more distinctive. The applicant has opted for a "traditional" design but there are few traditional elements. We would like to see additional design features such as stone window "heads" and sills or perhaps a commemorative/name plaque as seen on many houses in Offham Road.</i> 			
118.2	<p>TM/18/02992/FL – Ms Ann Baldock 5 Swan Street West Malling ME19 6JU Conversion of ground floor to beauty studio inclusive of associated advertising consent, conversion of 1st floor to office (with change of use from residential)</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
118.3	<p>TM/18/02993/AT - No 5 Beauty & Aesthetics 5 Swan Street West Malling ME19 6JU Brand name to beauty business formed as individual acrylic letters bonded to existing decorated fascia. 'No. 5 Beauty and Aesthetics',</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
118.4	<p>TM/18/02926/FL - Shine Hairdressing 31-33 High Street West Malling Variation of Condition 3 (hours) pursuant to planning permission TM/10/02751/FL</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
118.5	<p>TM/19/00026/FL - Mr & Mrs Rhys 10 Woodland Close West Malling ME19 6RR Single storey rear and side extension with part pitched roof; conversion of garage into habitable room and raising of garage roof with roof light.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
118.6	<p>TM/19/00050/LB - Nationwide Building Society 69 High Street West Malling ME19 6NA Listed Building consent for minor alterations; minor amendments to façade and shopfront and repaint in grey.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
118.7	<p>TM/19/00051/AT - Nationwide Building Society 69 High Street West Malling ME19 6NA 1 new Nationwide Intermediate lozenge sign internally illuminated. 1 new non illuminated 600 x 600mm projecting sign to be installed into existing heritage bracket externally illuminated and new internally illuminated ATM tablet.</p> <p>Granted</p>			

	<i>[West Malling Planning Committee had had no objections].</i>			
19/119	<u>WITHDRAWN APPLICATIONS</u>			
	TM/19/00049/FL - Nationwide Building Society 69 High Street West Malling ME19 6NA Amendments to the façade and shop front.			
19/120	<u>PLANNING APPLICATION REFUSALS</u>			
	There were no planning application refusals.			
19/121	<u>TREE APPLICATION APPROVALS</u>			
121.1	TM/19/00018/TPOC - 56 Town Hill West Malling ME19 6QN Carry out 15% crown thinning and removal of lower Epicormic growth of Horse Chestnut and reduce tip weight of branch with damage Granted <i>[West Malling Planning Committee had had no objections, but had asked if the work could be supervised by Ms Guthrie if at all possible].</i>			
19/122	<u>TREE APPLICATION REFUSALS</u>			
	There were no tree application refusals			
19/123	<u>BUILDING PLANNING APPLICATIONS</u>			
123.1	TM/19/00215/FL – Mr D Smith 19 West Street West Malling ME19 6QX Construction of 2 storey side extension and external alterations. The Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 26th February 2019 to discuss this planning application and has decided that it does not object to this application.</i>			
123.2	TM/18/03030/OAEA - Liberty Property Trust Site 5.1 between 1 Tower View & 35 Kings Hill Avenue Kings Hill Redevelopment to provide up to 70 Class C3 residential units together with landscaping, opens space & other associated works. All matters reserved for future approval except for access. The Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 26th February 2019 to discuss this planning application and has decided that whilst the committee does not object to this application, it would like to see some assessment of the impact from the additional housing on the road network and other infrastructure.</i>			
123.3	TM/18/03034/OAEA - Liberty Property Trust Site 5.2-5.3 North & East Of Jubilee Way, Kings Hill Redevelopment to provide up to 210 Class C3 residential units, together with landscaping, open space & associated works. All matters reserved for future approval except for access. The Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 26th February 2019 to discuss this planning application and has decided that whilst the committee does not object to this application, it would like to see some assessment of the impact from the additional housing on the road network and other infrastructure.</i>			
123.4	TM/18/03031/OAEA - Liberty Property Trust Site 5.4 North of 51 Amber Lane Kings Hill Redevelopment to provide up to 85 Class C3 residential units, together with landscaping,			

	<p>opens space & other associated works. All matters reserved for future approval except for access.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February 2019 to discuss this planning application and has decided that it objects to this application on the following grounds:</i></p> <p><i>It is an unacceptable development in the countryside, contrary to current policy (CP14); it is on land designated Green Belt in the new TMBC Local Plan now submitted; and would result in the loss of local open space.</i></p>			
123.5	<p>TM/18/03032/OAEA - Liberty Property Trust Site 5.5 Heath Farm, Wateringbury Rd East Malling West Malling Redevelopment to provide up to 40 Class C3 residential units with landscaping, open space & associated works. All matters reserved for future approval except for access.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February 2019 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"> <i>1. It would be contrary to policy CP14 of the current Development Plan covering development in the countryside</i> <i>2. It is on land designated Green Belt in the new TMBC Local Plan</i> <i>3. It is not a sustainable location - being disconnected from facilities at Kings Hill</i> <i>4. It would introduce additional traffic onto narrow roads through East and West Malling</i> 			
123.6	<p>TM/18/03033/OAEA - Liberty Property Trust Site 5.6, Development site Between 23 Kings Hill Avenue & 8 Abbey Wood Road Kings Hill. Redevelopment to provide up to 70 Class C3 residential units with landscaping, open space & associated works. All matters reserved for future approval except for access.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February 2019 to discuss this planning application and has decided that whilst the committee does not object to this application, it would like to see some assessment of the impact from the additional housing on the road network and other infrastructure.</i></p>			
123.7	<p>TM/19/00277/LB (Listed Building Application) & TM/19/00276/FL- Mr & Mrs Sutton-Mattocks 46 Town Hill West Malling ME19 6QN Demolition of existing conservatory; proposed single storey rear orangery; rebuilding roof of and extending existing single storey rear extension; new internal opening and internal alterations.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February 2019 to discuss this planning application and has decided that it does not object to this application.</i></p>			
123.8	<p>TM/19/00294/LB (Listed Building Application) - Mr & Mrs Sutton-Mattocks 46 Town Hill West Malling ME19 6QN Removal of existing UPVC windows and timber windows in poor condition; replacement by purpose made traditional sliding sash and casement painted timber windows.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February 2019 to discuss this planning application and has decided that it does not object to this application.</i></p>			

123.9	<p>TM/19/00292/LB (Listed Building Application) - Mr H McDonald Groundsmans Cottage 101 St Leonards Street West Malling ME19 6PE To replace the existing front door (modern – 1970’s and in poor condition) with a more traditional example more in keeping with the character of the building.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February to discuss this planning application and has decided that the committee supports the application to replace the existing door, but is of the opinion that the choice of door as illustrated in the application is not appropriate for a cottage of this age and appearance. Members would ask that the style of replacement door be reconsidered; with consideration perhaps being given to a traditional 'plank' door with vision panel.</i></p>		
123.10	<p>TM/19/00205/RD – Park Cottage 2 Windmill Lane East West Malling Kent ME19 6HS Details of condition 3 (landscaping) pursuant to planning permission TM/16/02910/FL Details of condition 3 (landscaping) pursuant to planning permission TM/16/02910/FL (Extension and alterations of two bed bungalow to form three bed chalet bungalow dwelling)</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February 2019 to discuss this application for approval of details reserved by condition and has decided that it does not object to this application.</i></p>		
19/ 124	<p><u>TREE PLANNING APPLICATIONS</u></p>		
124.1	<p>TM/19/00261/TNCA - 12 Churchfields West Malling ME19 6RJ - T1 & T2 Lime trees – to thin by 20%</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February to discuss this planning application and has decided that it does not object to this application.</i></p>		
124.2	<p>TM/19/00268/TNCA - T&MBC Public Car Park Land Rear of 75 – 111 High Street West Malling Willow - dismantle/fell to near ground level and remove arisings from site.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February to discuss this planning application and has decided that it objects to this application.</i></p> <p><i>The Committee is of the opinion that the tree should be reduced and maintained rather than felled. The tree appears to be a healthy specimen which requires reducing, pruning and proper maintenance; if properly maintained the tree will enhance the car park both visually and environmentally.</i></p>		
124.3	<p>TM/18/02924/TPOC - 1 Nevill Court West Malling ME19 6HZ - T1 Evergreen Oak – reduce by 25%, T2 reduce Tree of Heaven by 30%, T3 Leylandii – remove & replace with Yew. G1 Reduce Elm around light & remove dead Elm only G2 Bay behind garage – coppice. Remove sucker growth from mature sycamore; lift Laurel to clear path. G3 Thin Conifers – remove approx. 7 dead/damaged trees. G4 Reduce a 45m stretch of Hazel (cobnuts) approx. 4m wide to 1.8m high and the following year coppice remainder behind. Reduce central sycamore by 25%</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th February to discuss this planning application and has decided that it does not object to this application.</i></p>		
19/125	<p><u>PLANNING ENFORCEMENT</u></p>		

125.1	<p>Current investigations:</p> <p>There are no current West Malling investigations</p>		
125.2	<p>Potential new investigations</p> <ul style="list-style-type: none"> • Clerk is awaiting response from T&MBC about the internal illuminated sign in the window of Cottage Hair & Nails Salon in West Street. 		
19/126	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none</p>		
19/127	<p><u>QUESTIONS FROM COUNCILLORS</u></p>		
	<p>Cllr Byatt reported that T&MBC had placed a Tree Preservation Order on trees on the West side of Lavenders Road, South side of Swan Street, junction of Swan Street & Station Approach and South West of Station Approach.</p> <p>See attached.</p>		
19/128	<p><u>TMBC AREA 2 PLANNING COMMITTEE</u></p>		
128.1	<p>The next meeting date is Wednesday 27th February 2019</p>		
	<p>Date of next planning meeting: Monday 25th March 2019</p>		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.08 pm</p> <p>Signed.....</p> <p>Date.....</p>		

Agenda item 19/127 TPO

G1	Group consisting of 23 Sycamores and 2 Hawthorns	West side of Lavenders Road
G2	Group consisting of 43 Sycamores, 6 Ash and 1 Silver Birch	West side of Lavenders Road
G3	Group consisting of 18 Sycamores, 2 Ash and 3 Beech	South side of Swan Street
G4	Group consisting of 12 Sycamores and 7 Ash	Junction of Swan Street and Station Approach
G5	Group consisting of 6 Sycamores and 1 Ash	South West of Station Approach