

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 27TH AUGUST, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Ms. Gwyneth Barkham
Mr. Keith Bullard
Ms. Min Stacpoole (Chairman)

Also Present: Mr Mike North – co-opted member

Minute		Action by	Action	Response
	This meeting did not commence until 7.56 due to an incident on the playing field.			
19/465	APOLOGIES FOR ABSENCE – Mr. David Thompson			
19/466	DECLARATIONS OF INTEREST - none			
19/467	MINUTES of the meeting held on 23rd July 2019 were approved.			
19/468	MATTERS ARISING from the minutes not otherwise on the agenda – [19/414] – Arundel House – the Clerk confirmed that a meeting date for Arundel House had yet to be scheduled, Clerk to raise at Full Council.	Clerk		
19/469	TMBC LOCAL PLAN There was no update			
19/470	LAVENDERS ROAD/BELLWAY APPLICATION Week two of the Inquiry is to commence on Wednesday 28 th August. The Inspector will undertake a site visit on Friday 30 th August.			
19/471	PLANNING APPLICATION – NEW BUILDING APPROVALS			
471.1	Mr & Mrs Neve The Old Startled Saint 120 Teston Road ME19 6PQ Erection of 3 detached dwellings pursuant to planning permission 18/00574/FL. Granted. <i>[West Malling Planning Committee had objected to this application]</i>			
19/472	PLANNING APPLICATION REFUSALS There were no planning application refusals			
19/473	TREE APPLICATION APPROVALS			
473.1	TM/19/01455/TNCA - More Park School Lucks Hill West Malling ME19 6HN Works identified			

	<p>during Tree Safety Hazard Survey: Hawthorn (643)– fell to ground level Sycamore (644)– reduce the overextended northern laterals only, forming the crown overhanging the car park by no more than 25% ensuring that all cuts are made to secondary live laterals. Sweet Chestnut (645)– remove dead/dying and suspect branches present within entire crown back to source. Yew (646) – lift low crown overhanging the road only to provide a 4m clearance. Sycamore (936)– remove dead, dying and suspect branches present within entire crown.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
473.2	<p>TM/19/01497/TNCA - West Malling Primary School Norman Road ME19 6RL T142 Wild cherry – minor crown dieback, slight hollow attenuation indicative of isolated stem decay, reduce crown by up to 3 metres to minimise stress on basal defect and T148 & T149 – deadwood removed.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
473.3	<p>TM/19/01672/TNCA - 72 St Leonards Street West Malling ME19 6PB Holly – low value amenity tree which is causing injury to children who use the area for playing.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had asked that the tree be reduced / reshaped rather than felled.]</i></p>			
19/474	<p><u>TREE APPLICATION REFUSALS</u></p> <p>There were no tree application refusals</p>			
19/475	<p><u>BUILDING PLANNING APPLICATIONS</u></p>			
475.1	<p>TM/19/01814/OA – Wates Developments Ltd – Development Site Land West of Winterfield Lane East Malling. Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular accesses onto London Road and Winterfield Lane creating a new link road and associated parking & landscaping.</p> <p>This application has only recently been received by the office. The committee are in agreement that more time is needed to prepare a response.</p> <p>To be considered at the September planning meeting.</p>			
475.2	<p>TM/19/01866/FL – Mr & Mrs Visser – 17 Epsom Close, West Malling ME19 6NX Proposed two storey side extension to form an elderly relative annex.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th August to discuss this planning application and has decided that it does not object to this application.</i></p>			
19/476	<p><u>TREE PLANNING APPLICATIONS</u></p>			
476.1	<p>TM/19/01672/TNCA - 72 St Leonards Street West Malling ME19 6PB Holly – low value amenity tree which is causing injury to children who use the area for playing.</p> <p>In view of time constraints the following comments had already been submitted to T&MBC</p> <p><i>Holly trees are extremely slow growing and can be pruned to almost any shape or even cut</i></p>			

	<p><i>right back to old wood; as they have a considerable environmental value we would ask that consideration be given to reducing / reshaping the tree rather than felling.</i></p> <p>This action was hereby ratified</p>			
476.2	<p>TM/19/01723/TNCA - Sycamore Lodge 1 Lucks Hill West Malling ME19 6HW Removal of heavily leaning Ash tree with some dead and dying branches in crown and removal of small Sycamore tree.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th August to discuss this planning application and has decided that it does not object to this application provided that the Landscape Officer is content.</i></p>			
476.3	<p>TM/19/01796/TNCA - St Marys Abbey 52 Swan Street West Malling ME19 6JX Holm Oak – dismantle tree to near ground level.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th August to discuss this planning application and has decided that it does not object to this application.</i></p>			
476.4	<p>TM/19/01861/TPOC - The Shire 131 Offham Road West Malling ME19 6RE</p> <p>G1 Group of Sycamore Trees – reduce back branches to clear roof & garden by at least 3m. G2 2 Spruce – reduce back the 2 lower branches to boundary; Sycamores and Holly along the remainder of the driveway – crown lift to at least 5.5m back to boundary. G3 Sycamore & Ash Tree – crown lift branches overhanging the garden up to approx. 5m to allow more light, sever ivy on both trees up to 1m. T4 Ash – crown lift to 6m also reducing back to source the first large left hand limb, T5 Hornbeam – remove the dead limb & crown lift to approx. 5m to clear shed roof, T6 Hazel Stool – fell to ground level and G7 Group of trees and shrubs – cut back to boundary and up to approx. 5m</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th August to discuss this planning application and has decided that it does not object to this application.</i></p>			
19/477	<p><u>PLANNING ENFORCEMENT</u></p>			
477.1	<p>Current investigations: None</p>			
477.2	<p>Potential new investigations - Clerk is awaiting response from T&MBC about the internal illuminated sign in the window of Cottage Hair & Nails Salon in West Street.</p>			
19/478	<p><u>THE FARMHOUSE – APPLICATION TO VARY PREMISES LICENCE</u></p>			
	<p>The comments of the Parish Council which were previously submitted to T&MBC were ratified – see below.</p> <p>It was noted that the application to amend the premises licence has now been withdrawn.</p> <p>Dear Sirs,</p> <p>Re: Premises License Application in respect of The Farmhouse, 97 High Street, West Malling, ME19 6NA</p> <p>We write to submit representations in respect of the above application.</p> <p>Members have been approached by a number of local residents wishing them to make representations on their behalf.</p>			

	<p>We would wish to highlight the following facts:</p> <ul style="list-style-type: none"> • The premises are situated in the centre of West Malling, in close proximity to a large number of residential properties, as well as a number of other licensed premises; and • A number of interested bodies, including the Chamber of Commerce and the Parish Council are very keen to promote the town as a destination for all of the family. <p>In accordance with the licensing objectives set out in Part 2, section 4(2) of the Licensing Act 2003 we would wish to make the following observations in respect of the application and the facts above:</p> <p>The prevention of crime and disorder</p> <p>The prevention of public nuisance</p> <ul style="list-style-type: none"> • The proposed changes have the effect of loosening the existing licensing restrictions on the premises. In light of very recent events, widely reported in the press regarding a significant series of assaults, residents feel that any relaxation of the existing requirements, namely condition 18 and variations 3, 4 and 5, is likely to be to the detriment of the prevention of crime and disorder and the prevention of public nuisance. This is for a number of reasons: <ul style="list-style-type: none"> ○ The Pizza Shack will be able to stay open until 0100; ○ The Pizza Shack is accessed from the open courtyard leading to significant noise nuisance for local residents; ○ People will be able to pass between the main building, Cow Shed and Pizza Shack up to 0100, possibly with drinks in hand. • The request for late night refreshment to cover the Pizza Shack appears to be inconsistent with condition 2 in the existing license and residents question how this will be enforced in line with the licensing objectives. 			
19/479	DRAFT KENT & MEDWAY HOUSING STRATEGY 2019-23			
	<p>Members of the committee had been unable to consider the strategy in the timeframe given. To be recirculated to members and noted for the Full Council agenda in September.</p> <p>https://www.kenthousinggroup.org.uk/draft-kent-medway-housing-strategy-consultation/</p> <p>Deadline 9th September</p>	Clerk	✓	
19/480	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
19/481	<u>QUESTIONS FROM COUNCILLORS</u> –			
	<p>Ms Barkham responded to the email sent by Mrs Smyth which in part mentioned the level of noise from an event held on Sunday 25th August. It was established that the event was the annual charity event organised by The Swan which is held off the premises.</p>			
19/482	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
482.1	The next meeting date is Wednesday 25 th September 2019.			
	Date of next planning meeting: Tuesday 24 th September 2019			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.35 pm			

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