

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 28TH JANUARY 2020 , 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mr. David Thompson (Chairman)
Ms Gwyneth Barkham
Ms Sara Margetts
Ms Camilla Medhurst
Ms Min Stacpoole

Also Present: Mr. Mike North – Co-opted member

Minute		Action by	Action	Response
20/48	APOLOGIES FOR ABSENCE – Mrs Yvonne Smyth and Mr Keith Bullard			
20/49	DECLARATIONS OF INTEREST - Ms Medhurst declared an interest in the application for 43 Offham Road (minute number 20/59.2 as the applicants are her neighbours. Ms Medhurst took no part in this decision.			
20/50	MINUTES of the meeting held on 17 th December were approved and signed following an amendment at 19/752 with the correction of the spelling of <i>Tugendhat</i> .			
20/51	MATTERS ARISING from the minutes not otherwise on the agenda – none			
20/52	TMBC LOCAL PLAN			
52.1	There was no update			
52.2	<p>Receipt was noted of a letter sent from Cllr. Roger Roud to the Rt Hon. Robert Jenrick MP regarding the Local Plan. The letter referred to developers taking advantage of the T&MBC lack of five year land supply whilst the Local Plan is pending approval and that sites being put forward would be offered Green Belt protection if the Local Plan were to be approved in its current form.</p> <p>As this letter echoes concerns raised by members at the December planning meeting, it was agreed that drafting a letter to Tom Tugendhat be delayed until Cllr. Roud has received and circulated a response to his letter.</p>			
20/53	WEST MALLING NEIGHBOURHOOD PLAN			
	It was agreed that Neighbourhood Plan policy themes be added to both the Highways and Amenities Committee agendas for February. Mr Thompson to draft an email to both	DT		

	Chairmen. It was further agreed that the next steering group be scheduled for March. Mr Thompson to provide suitable meeting dates.	DT		
20/54	<u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u>			
	TM/19/02602/LB – Mr N Pittman Avicia Cottage 36 King Street West Malling ME19 6QT Listed Building Application – installation of extractor fan to accompany replacement of bathroom furniture, moving toilet and sink basin, removal of bidet, traditional style of furniture proposed in-keeping with the property, no extraction currently in place so there is a risk to the fabric of the property from dampness. Granted. <i>[West Malling Planning Committee had not objected to this application]</i>			
20/55	<u>PLANNING APPLICATION REFUSALS</u>			
	There were no planning application refusals			
20/56	<u>TREE APPLICATION APPROVALS</u>			
56.1	TM/19/02809/TNCA – 104 High Street West Malling ME19 6NE Yew tree to be cut back and thinned, potentially removing one of the two trunks. Application amended to reduce crown by 30% Granted <i>[West Malling Planning Committee had had no objections]</i>			
56.2	TM/19/02729/TNCA - 25 Offham Road West Malling ME19 6RB Silver Birch – raise crown to approx. 3 metres, thinning of crown by 10% and reduction of height by approx. 2 metres. Granted <i>[West Malling Planning Committee had had no objections]</i>			
56.3	TM/19/02714/TNCA - Nevill Court West Malling T1 – Robinia, reduce by 30% and remove ivy; T2 – Robinia, reduce by 30% and remove ivy; T3 –Hornbeam, prune all round. All works are for maintenance purposes and to keep trees to size of their surroundings. Granted with an informative stating that ...'the Parish Council had requested that due to its biodiversity and wildlife importance that the ivy be reduced and not removed.' <i>[West Malling Planning Committee had not objected to the application but asked that the ivy be reduced and not removed]</i>			
56.4	TM/19/02925/TNCA – The Shire 131 Offham Road West Malling ME19 6RE T1 Hornbeam – fell to ground, tree has major dieback at the top of the crown. Granted <i>[West Malling Planning Committee had not had the opportunity to consider this application]</i>			
20/57	<u>TREE APPLICATION REFUSALS</u>			
	There were no tree application refusals			
20/58	<u>BUILDING PLANNING APPLICATIONS</u>			

58.1	<p>TM/19/02742/FL 127 Offham Road West Malling ME19 6RE Erection of an outbuilding and formation of a new vehicular access onto Offham Road. To consider amended 'existing and proposed site plan'.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th January to discuss the amended site plan and has decided that it does not wish to make any additional comments.</i></p>		
58.2	<p>TM/19/02992/FL – The Shire 131 Offham Road West Malling ME19 6RE Existing single storey dwelling to be demolished. Construction of a new chalet style dwelling with two bedrooms in roof space to replace existing property.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th January to discuss this planning application. Having carefully considered the application, the committee wish to object on the basis that:</i></p> <ul style="list-style-type: none"> • <i>this is an over development of the property</i> • <i>the height of the proposed dwelling is inappropriate given its setting</i> • <i>we note the concerns of neighbours and are in agreement that they will be overlooked and that there will be a loss of privacy.</i> 		
58.3	<p>TM/19/02991/LB – Arundel House 88 High Street West Malling ME19 6NE Listed Building Application: Removal of rotten front facing timber sash windows and installation of replacement timber sash windows to exactly replicate the existing windows</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th January to discuss this planning application and has decided that it does not object to this application, however, the committee would like the following comments to be taken into consideration:</i></p> <ul style="list-style-type: none"> • <i>Arundel House, a listed building, has a prime position within the High Street and therefore the committee are in agreement that the windows should be replaced and are pleased to note that the applicant is to replace 'like for like'.</i> • <i>Members of the committee have considered the letter written by the Conservation Officer and are keen to reinforce its contents; in particular, the committee would ask that the applicant re-use the existing glass panes wherever possible and, in instances where panes may break during the works, replace it with repurposed, period glass as is encouraged in conservation areas. Members would be grateful if the applicant could report on the number of existing panes successfully reinstalled.</i> • <i>The committee would ask that the Conservation Officer be on site whilst the work is being undertaken.</i> 		
58.4	<p>TM/20/00078/FL – 11 West Street, West Malling ME19 6QX Single storey rear extension to the house and rear extension to the detached garage.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th January to discuss this application and has decided that it does not object to this application.</i></p>		
20/59	<p><u>TREE PLANNING APPLICATIONS</u></p>		
59.1	<p>TM/20/00056/TNCA – 1 Abingdon Mews High Street West Malling ME19 6QH Horse Chestnut – fell because tree is diseased (aphid) and dying.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th January to discuss this application and has decided that it strongly objects to this application for the following reasons.</i></p>		

	<ul style="list-style-type: none"> It is the understanding of the committee and our tree wardens, that aphid would not normally cause a tree to die and we would therefore seek the expert opinion of the Landscape Officer on this. This tree is a large and important tree and it would be a loss to the town should it be felled. 			
59.2	<p>TM/20/00118/TNCA – 43 Offham Road West Malling ME19 6RB T1 Hazel to fell and T2 Holly to fell</p> <p>West Malling Parish Council Planning Committee met on the 28th January to discuss this application and would wish to make the following comments:</p> <ul style="list-style-type: none"> The committee felt that there was a lack of information as to why the applicant is asking for both trees to be felled and would ask that the Landscape Officer view the site. The committee is of the opinion that the Holly tree should be reduced rather than removed. Depending on the views of the Landscape Officer, the committee does not object to the felling of the Hazel. 			
20/60	<u>THE HERMITAGE / ST. THOMAS MORE CHURCH</u>			
	<p>The Clerk updated members as follows:</p> <p><u>The Hermitage</u></p> <p>TPO's – the Clerk has contacted the Landscape Officer at T&MBC to request that a blanket TPO be considered for this area. The Clerk is awaiting a response. If a blanket TPO is not agreed, it is understood that the Parish Council tree wardens will be allowed access to assess individual trees.</p> <p>Listed Building status – the Clerk reported that enquiries have been made with Historic England with regards re-assessing the listing of the building. An application to amend can be made online. The building is currently Grade 2 and it is hoped that the building could be increased to a Grade 2*</p> <p><u>St Thomas More Church</u></p> <p>Community Asset – general discussion regarding if the Church could be registered as a Community Asset. Clerk to speak with Mrs Dean as to the outcome of the recent meeting and Ms Margetts to speak with residents who attend the Church.</p>			
20/61	<u>CONSERVATION AREA AND CONSERVATION APPRAISAL</u>			
	<p>The Parish Council are looking to extend the Conservation Area and request an update to the Conservation Appraisal. An email has been sent to T&MBC asking how this can be progressed.</p>			
20/62	<u>PLANNING ENFORCEMENT</u>			
62.1	Current investigations - none			
62.2	<p>Potential new investigations:</p> <p>The Five Pointed Star - T&MBC enforcement department has sent a letter to the licensee regarding the use of the gazebo. Clerk awaiting update.</p>			
20/63	<u>CORRESPONDENCE</u>			

	<p>Receipt of a letter from Kent Wildlife Trust was noted. The letter detailed the assistance that Kent Wildlife Trust Consultancy could provide in areas of planning, including the provision of support for parishes who are undertaking their Neighbourhood Plans.</p> <p>It was agreed that the Clerk contact Kent Wildlife Trust to ascertain what assistance their consultation service could provide.</p>	Clerk		
20/64	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
20/65	<p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> –</p> <p>Ms Margetts - McCoys Fish and Chip shop – it was noted that the shop window had now been broken for a number of weeks. The Clerk agreed to speak with the owner in the first instance to ascertain when the window was likely to be fixed.</p> <p>Ms Barkham reported that the meadow at the junction with St Leonards Street and Teston Road (leading to Windmill Lane direction) appeared to be being cleared.</p> <p>Mr North reported that it looked as though work had been undertaken on the stone warehouse at the back of The Hungry Guest. It was agreed that Ms Margetts and Clerk would view and report back to members.</p>	Clerk		
20/66	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – next meeting date Wednesday 26 th February 2020			
	Date of next planning meeting: Tuesday 25 th February 2020			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.53 pm</p> <p>Signed.....</p> <p>Date.....</p>			