

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 23 AUGUST 2016, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Mr R Selkirk (Chairman)  
Mr S Harriot  
Mr B Merchant  
Mrs Y Smyth  
**Co-opted member:**  
Mr M North

Minute		Action by	Action taken	Response
16/470	<b><u>APOLOGIES FOR ABSENCE</u></b> were received from Mrs Dean			
16/471	<b><u>DECLARATIONS OF INTEREST</u></b> Mr Harriot declared an interest in 16/479.3 as the applicant was a client			
16/472	<b><u>MINUTES</u></b> of the meeting held on 19 July 2016 were approved and signed			
16/473	<b><u>MATTERS ARISING</u></b> from the minutes not otherwise on the agenda – None			
16/474	<b><u>T&amp;MBC LOCAL PLAN</u></b> Mr Selkirk reported that T&MBC was still on schedule for “Way Forward” to come out in September.			
16/475	<b><u>NEIGHBOURHOOD PLAN</u></b> Mr Selkirk reported that the consultation period had ended. There had been 51 responses which included one negative one from a developer.  Mr Selkirk commented that in comparison with neighbouring parishes this was a good response. It was due to go to T&MBC Cabinet on 6 September 2016 for ratification; after that there would be a “calling-in” period up to 14 September 2016.  Mr Merchant reported that he had attended the T&M KALC meeting on 4 August 2016; partnership working was encouraged and it would be possible to apply for funding.			
16/	<b><u>PLANNING APPROVALS</u></b>			
476.1	<b>TM/16/01754/LRD</b> – details of materials pursuant to condition 2 of TM/15/03392/LB (demolition of existing rear extension and replacement with new single storey extension, with minor internal alterations to ground floor) at <b>28 King Street</b> for <b>Mr &amp; Mrs Hugh Taylor</b>			
476.2	<b>TM/16/01724/RD</b> – details of conditions 5 (car parking), 13 (archaeological work) and 14 (foundations) of planning permission TM/16/00340/FL (proposed demolition and replacement of the Pax House for theological training offices and library and conversion of the Guest House into related non-residential centre, alteration of walls at			

	vehicle access at Swan Street and associated works including parking area and demolition of garage) at <b>St Marys Abbey 52 Swan Street for St Benedict Centre</b> [WMPC had commented: <i>[The members of West Malling Parish Council were pleased to note that the access would be made wider. They were supportive of this application]</i>			
476.3	<b>TM/16/01726/LRD</b> – details pursuant to condition 3 (internal screens/doors) and part condition 4(1:5 drawings but not samples) of consent TM/16/0034/LB (Listed Building Application : Proposed Demolition and Replacement of the Pax House and the conversion of the Guest House into a non-residential centre for theological training, alteration of wall at vehicle access at Swan Street and associated works) <b>With an Informative:</b> <ul style="list-style-type: none"> <li>The applicant is reminded that in order to fully discharge Condition 4, a 1sqm panel of external render and samples of all facing material need to be submitted to and approved by the LPA (which may be on-site for inspection)</li> </ul>			
476.4	<b>TM/16/01809/TNCA</b> – T1 Silver Birch – Fell to near ground level, tree is heavily suppressed and overshadows neighbours. T2 Horse Chestnut – Fell, tree heavily overshadows neighbours and is suffering from leaf miner and bleeding canker. T3 Cherry – Fell, suffering from bacterial canker, overshadows neighbour and hedge. H1 Conifer hedge – Fell and replant with new hedge. Large dead sections in current hedge. Works is to alleviate overshadowing of neighbour and allow replanting of a new hedge for screening. The line of trees just forward of the hedge will maintain the screening between the two houses. The current trees have killed sections of the hedge due to overshadowing at <b>Manor Farm St Leonards Street for Mr Garrard</b> [WMPC had had no objections]			
476.5	<b>TM/16/01711/TPOC</b> – T1 Copper Beech to raise lower crown to approximately 6m and reduce limb overhanging BT cable to adjacent fork at <b>251 London Road for Peter Ponnells</b> [WMPC had had no objections]			
476.6	<b>TM/16/01996/TNCA</b> – remove Bay tree, 2 x conifers, Holly, Crab Apple and Apple tree and replant at <b>41 Offham Road for Mr Steven Harriot</b> [WMPC had had no objections]			
476.7	<b>TM/16/02144/TNCA</b> – Beech tree – Remove 5 large branches – Dead Tree – remove – Greengage – Remove upper fork rubbing on phone lines at <b>127 Offham Road for Mrs Jennifer Crawford</b> [WMPC had had no objections]			
16/	<b>PLANNING ENFORCEMENT</b>			
477.1	<b>84A High Street</b> - alleged unauthorised lights – notification had been received from T &MBC that the installation of lights to the exterior of this Grade II Listed building did technically require consent, however it would not be expedient to invite an application for Listed Building consent as the lighting was not considered to cause material harm or an adverse impact on the amenity of the site or the surrounding area; therefore no further enforcement action was necessary. The Clerk was asked to forward to Mr Selkirk this e-mail notification from T&MBC.	Clerk	✓	
	Mr Selkirk would contact T&MBC pointing out that WMPC did not agree with this finding in view of the location within the Conservation Area. Mr Selkirk would also ask why this enforcement issue did not appear on the T&MBC list, and neither did WMPC’s enforcement enquiries to T&MBC regarding: <ul style="list-style-type: none"> <li>Arundel House</li> </ul>	RS		

	<ul style="list-style-type: none"> <li>• High Street newsagents</li> <li>• wall next to Hicks.</li> </ul>			
16/	<b><u>T&amp;MBC AREA 2 PLANNING COMMITTEE</u></b>			
478.1	<b>Meeting on 17 August 2016</b> – a copy of the agenda had been received: no agenda items related specifically to WM.			
478.2	<b>Date of Next meeting:</b> 28 September 2016.			
478.3	<p><b>Old Parsonage Court</b> – Mr Selkirk reported that there had been objections from neighbours to the proposed doubling of the size of the small property which was of historical value.</p> <p>WMPC was given to understand that this was a Listed Building, but there was no Listed Building Application.</p> <p>The applicant had produced a “shadow” diagram showing the effect of sunlight but had omitted many of the existing trees.</p> <p>Mr Selkirk had asked T&amp;MBC to arrange for this diagram to be re-done and sent to Mrs Liz Guthrie.</p>			
16/	<b><u>PLANNING APPLICATIONS</u></b>			
479.1	<p><b>TM/16/01863/RD</b> – details of condition 6 (archaeological) submitted pursuant to planning permission TM/13/01952/FL (development comprising 4 two-bedroom town houses and one retail unit plus associated parking and external works) at <b>Mill Yard 26 Swan Street</b> for <b>Baxter Homes SE Ltd</b></p> <p>It was agreed that Mr North would draft some comments for consideration by WMPC members.</p> <p>It was noted that the deadline given by T&amp;MBC for submission of comments was 10 August 2016.</p>	MN		
479.2	<p><b>TM/16/02139/FL</b> – part single and part two storey side extension and to enclose existing open porch at <b>5 Fartherwell Avenue</b> for <b>Mr Dennis Baynard</b></p> <p><i>[No objections]</i></p>	Clerk	✓	
479.3	<p>Mr Harriot declared an interest in the following application as the applicant was a client. He remained in the room but took no part in the discussion.</p> <p><b>TM/16/02221/AT</b> – non-illuminated diabond panel at <b>11-13 Swan Street</b> for <b>Connells Estate Agents</b></p> <p><i>[No objections]</i></p>	Clerk	✓	
479.4	<p><b>“Micro Pub”</b> – Mr Selkirk reported that he had attended the public meeting about this proposal.</p> <p>The Clerk was to notify all members once the formal application was received.</p>	Clerk		
16/	<b><u>PLANNING APPLICATIONS – TREES</u></b>			
480.1	<p><b>TM/16/02405/TNCA</b> – removal of one Laburnum, one Pear, one Eucalyptus, one Elaeagnus and one Conifer Tree at <b>Arundel House 88 High Street</b> for <b>Mereworth Farms</b></p> <p><i>[Members objected to the removal of these trees. They wished to suggest that the applicant liaise with Mrs Guthrie of T&amp;MBC to agree what action might be taken rather than complete removal e.g. crown reduction]</i></p>	Clerk	✓	

480.2	<b>TM/16/02046/TNCA</b> – Mature Oak located on the field boundary to remove all dead, dying and suspect branches present within the eastern side of the crown of the subject tree at <b>99 Ewell Avenue</b> for <b>Mr Steven Betts</b>			
	<i>[The members of West Malling Parish Council would like Mrs Guthrie to agree a scheme of works so that no unnecessary work is carried out]</i>	Clerk	✓	
	The Clerk was to notify the WM Tree Wardens and ask if they considered it would be appropriate for a Tree Preservation Order to be introduced.	Clerk	✓	
480.3	<b>TM/16/02209/TNCA</b> – T1 Mature Arbutus – Prune to reduce the crown overall by approx. 1m inside previous reduction points. G2 Ivy covered sycamores within railway land – Prune to reduce all overhanging growth to boundary at <b>Bridge House 31 Police Station Road</b> for <b>Mrs Mary Proctor</b>			
	<i>[Due to its location near railway land, members felt that the application ought to have been submitted by Network Rail. Members had no objections to the work proposed in respect of the Arbutus, and would look favourably on the application if it were re-submitted from Network Rail]</i>	Clerk	✓	
16/	<b><u>PLANNING CORRESPONDENCE</u></b>  Receipt was noted of:			
481.1	<b>T&amp;MBC “B Lists”</b> – 16/29; 16/30; 16/31 [no 16/32]; 16/33 [applications in respect of Priors House awaited]			
481.2	<b>CPRE “Countryside Voice”</b> publication – Summer 2016 The Clerk was asked to ascertain if this publication were available electronically. [* subsequent to the meeting the Clerk downloaded this from the CPRE Kent website and circulated it to members of the Planning Committee]	Clerk	✓	*
16/ 482	<b><u>ACCOUNTS FOR PAYMENT</u></b> totalling £6,851.41 were approved. The Clerk was to arrange for these cheques to be countersigned by Mrs Dean and Mr Bullard.			
16/ 483	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b>  <b>Appledene</b> – Mr North reported that the Appledene appeal had been refused. WMPC had NOT however been notified of this. Clerk to check T&MBC website.	Clerk	✓	
16/ 484	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b>  <b>Signage &amp; Noticeboards</b> – Mr Selkirk reported that the planning application was to be submitted to T&MBC.			
	<b>Date of next meeting:</b> Tuesday 20 September 2016			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.40pm  Signed.....  Date.....			