

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 15<sup>TH</sup> NOVEMBER 2016, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Cllr. Richard Selkirk (Chairman)  
Cllr. Keith Bullard  
Cllr. Richard Byatt  
Cllr. Ben Merchant  
Cllr. Yvonne Smyth

Cllr. Trudy Dean , Cllr. Linda Javens and Cllr. Steve Harriott attended from 8.25

Minute		Action by	Action taken	Response
16/658	<b><u>APOLOGIES FOR ABSENCE</u></b> were received from Mr North (Co-opted member).			
16/659	<b><u>DECLARATIONS OF INTEREST</u></b> – none other than those routinely declared.			
16/660	<b><u>MINUTES</u></b> of the meeting held on 18 <sup>th</sup> October 2016 were approved and signed.			
16/661	<b><u>T&amp;MBC LOCAL PLAN</u></b> Members agreed to change the order of the agenda to enable all West Malling Parish Cllrs to attend towards the end of the meeting to discuss WMPC 's Local Plan response. See below.			
16/662	<b><u>NEIGHBOURHOOD PLAN</u></b> The main elements of the plan are to be delayed until January 2017 whilst West Malling Parish Council prepare response to T&MBC's Local Plan.			
16/	<b><u>BUILDING PLANNING APPLICATION APPROVALS</u></b>			
663.1	<b>TM/16/02754/TNCA – Gandulfs Meadow 181 Offham Road. West Malling.</b> Pollarding of T1 Mature Lime to prevent excessive over shading Granted. [West Malling Planning Committee had had no objections]			
663.2	<b>TM/16/02754/TNCA – 20 Offham Road. West Malling</b> Thin crown to reduce density, reduce crown height and spread by approximately 3-4 metres to provide clearance to adjacent property. Granted. [West Malling Planning Committee had had no objections]			
663.3	<b>TM/16/02861/TNCA - 21 Police Station Road. West Malling</b> Re: T1 Mulberry, to lift the crown to 5 metres, reduce crown and thin out by 20% Granted. [West Malling Planning Committee had had no objections]			

663.4	<b>TM/16/02750/FL</b> – part single storey, part two-storey side and rear extension. Porch. At <b>103 Ewell Avenue</b> Granted with conditions [West Malling Planning Committee had had no objections in principle as long as there was adequate on-site parking in view of the increased number of bedrooms]			
663.5	<b>TM/16/02672/FL</b> – demolition of single storey rear extension. Erection of single storey rear extension at <b>113 Norman Road</b> Granted with conditions. [West Malling Planning Committee had had no objections]			
16/664	<b>PLANNING APPEALS</b> There were no planning appeals for consideration.			
16/	<b>PLANNING ENFORCEMENT</b>			
665.1	<b>9.1 Current investigations:</b>  <b>9.1.1</b> Appledene – Currently with planning enforcement at T&MBC.  <b>9.1.2</b> Condition of Arundel House, High Street – this is a conservation issue rather than enforcement. Scaffolding has now been erected so that the owners make the roof and windows secure to stop the pigeons nesting.  <b>9.1.3</b> Hicks Estate Agents, High Street – concern in particular about the guttering on the side of the building. The conservation officer has been emailed and a response is awaited. Clerk to follow up.  <b>9.1.4</b> Martins newsagents, High Street - building is falling into a state of disrepair. The conservation officer has been emailed and a response is awaited. Clerk to follow up.  <b>9.1.5</b> House next to Village Hall – Clerk to contact T&MBC to discuss the extent of building work undertaken under the Development Certificate	Clerk  Clerk  Clerk	✓  ✓	
665.2	<b>b) Potential New Investigations:</b>  <ul style="list-style-type: none"> <li>• St Leonards Tower, St Leonards Street – a listed building owned by English Heritage. The deteriorating condition of the property was raised by Cllr Bullard, it was agreed that this ought to be considered by the Amenities Committee. Clerk to advise Assistant Clerk</li> <li>• The condition of the railway bridge on Town Hill was raised by Cllr Byatt – it was agreed that Cllr Byatt report the matter to Network Rail.</li> </ul>	Clerk	✓	
16/	<b>TMBC AREA 2 PLANNING COMMITTEE</b>			
666.1	a) The scheduled Area 2 site visit to The Old Stable Building, Parsonage Court was cancelled by T&MBC at short notice due to an administration error, the site visit has been rescheduled for Tuesday 6 <sup>th</sup> December at 9.30 am.			
666.2	b) Next meeting date – 14 <sup>th</sup> December 2016			
16/	<b>PLANNING APPLICATIONS – NEW BUILDING</b>			
667.1	<b>(616.2) TM/16/02910/FL</b> – <b>Park Cottage, 2 Windmill Lane East. West Malling</b> for <b>Mrs S Donavon</b> . Extension and alterations of two-bed bungalow to form three-bed chalet bungalow dwelling. At the meeting of the last Planning Committee, the committee asked for more information as to whether or not the extended property would be visible from Manor Park. Mr Sayers, Planning Officer at T&MBC, has responded to say that it is likely that the new build will be visible from Manor Park, dependent on the time of year and tree coverage.			

	As a result of this information, the comments from the Planning Committee are as follows:  The Planning Committee are concerned that the extended house will be able to be viewed from Manor Country Park, they ask therefore that if the application is granted that there be a condition that the new property have some form of natural screening (trees preferably) to ensure that the property is not visible at all from Manor Country Park and in keeping with its rural environment. We would like our tree wardens involved in the specifics of the design and type of trees to be used.	Clerk	✓	
667.2	<b>TM/16/03079/RD – Kings Hill Phase 3</b> Details of condition 5 (phasing strategy) pursuant to planning permission TM/13/1535/OAEA Planning Committee comments:  In principle the Planning Committee had no objections but would ask that all construction traffic use the bypass so as to avoid West Malling High Street and Town Hill etc.	Clerk	✓	
16/	<b><u>PLANNING APPLICATIONS – LISTED BUILDING</u></b>			
668	<b>TM/16/03106/LB – 40 High Street, West Malling</b> Application for various minor internal alterations to enable the use of the former restaurant building by an employment and staffing agency.  The Planning Committee expressed concern that the change of use of this building (from A5 Restaurant to A2 Business) is being dealt with under a permitted development order when other similar projects within West Malling have required full planning permission. Without a planning application, WMPC finds itself unable to review and comment on the change of use and the impact on West Malling. It was agreed that the application was incomplete and that more information was required. Cllr. Selkirk is to write to T&MBC.	RS	✓	
16/ 669	<b><u>PLANNING APPLICATIONS – RETROSPECTIVE</u></b> There were no applications for consideration.			
16/	<b><u>PLANNING APPLICATIONS - TREES</u></b>			
670	<b>TM/16/03105/TNCA – Farriers Cottage, 12 King Street, West Malling</b> Red Oak – to be felled due to becoming too large for the space.  The Planning Committee have no objections, subject to the views of the landscape Officer.	Clerk	✓	
16/ 671	<b><u>STREET NAMING /PROPERTY NUMBERING</u></b> There were no applications for consideration.			
16/ 672	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> None			
16/ 673	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b> None			
	<b>Cllr. Dean proposed that Standing Orders be suspended in order to allow the meeting to conclude, this was agreed.</b>			
16/ 674	<b><u>T&amp;MBC'S LOCAL PLAN</u></b>  Considerable discussion regarding the Parish Council's response to the Local Plan concentrating on: <ul style="list-style-type: none"> <li>• The extension of the Green Belt</li> <li>• Offham Road site</li> <li>• London Road site</li> <li>• Local need for affordable housing for people who live within West Malling, housing</li> </ul>			

	<p>should address community needs for the future.</p> <p>Response to be finalised during F&amp; GP meeting on 21<sup>st</sup> November 2016</p>			
	<p><b>Date of next meeting:</b> Tuesday 20<sup>th</sup> December 2016</p>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 10.25 pm</p> <p>Signed.....</p> <p>Date.....</p>			