

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 25TH APRIL 2017, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

Also in attendance:
Co-opted member Mike North

Minute		Action by	Action taken	Response
17/237	<u>APOLOGIES FOR ABSENCE</u> were received from Cllr. Dean, Cllr. Harriott,			
17/238	<u>DECLARATIONS OF INTEREST</u> - none other than those routinely declared.			
17/239	<u>MINUTES</u> of the meeting held on 28 th March 2017 were approved and signed.			
17/240	<u>TMBC LOCAL PLAN</u> It is anticipated that a report will presented to the Board at a meeting scheduled for either June or July.			
17/241	<u>WEST MALLING NEIGHBOURHOOD PLAN</u> Cllr Selkirk is to produce a paper for Full Council to consider the way forward. A member of Kent CPRE is to attend the Annual Parish Meeting (Monday 8 th May) to do a presentation on the Neighbourhood Plan.			
17/242	<u>PLANNING APPLICATION APPROVALS</u>			
242.1	TM/17/00466/TPOC - 30B Swan Street West Malling ME19 6LP T1 Sycamore – to reduce the crown by 20% whilst also thinning the crown by 15%. Granted with conditions. <i>[West Malling Planning Committee had had no objections but had asked that the Landscape Officer oversees and approves the plans prior to the commencement of work.]</i>			
242.2	TM/17/00310/FL - 1 Sandown Road, West Malling ME19 6NT. Replacement of mono-pitched roof with a tiled dual pitched roof. Demolition of existing flat roof garage & erection of new garage with pitched roof. Granted with conditions.			

	<i>[West Malling Planning Committee had had no objections]</i>			
242.3	<p>TM/17/00017/FL – 16 Police Station Road West Malling ME19 6LL Roof alterations and external alterations to provide area for parking.</p> <p>Granted with conditions.</p> <p><i>[West Malling Planning Committee had supported the proposed roof alterations but had objected to the parking area due to concerns about safe access and exit]</i></p>			
17/243	<u>PLANNING APPLICATION REFUSALS</u>			
243.1	<p>TM/16/03755/FL - The Coach House, 66 St Leonards Street, West Malling ME19 6PB. Detached oak framed garage</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>			
17/244	<u>BUILDING PLANNING APPLICATIONS</u>			
244.1	<p>TM/17/00481/LDE - Timbertops 166 St Leonards St ME19 6PD. Lawful Development Certificate for Existing Use: Use of dwelling for residential purposes without complying with condition of planning permission which requires occupation to be limited to a person employed or last employed locally in agriculture</p> <p>Subsequent to the meeting of the 28th March 2017, the following comments were sent to TMBC and were ratified at this meeting.</p> <p><i>The Committee do not have any evidence to suggest that the applicants, or their family, have been employed locally in agriculture or horticulture; on that basis the Committee do not have any comments to make.</i></p>			
244.2	<p>TM/17/00539/FL - 25 Sandown Road West Malling ME19 6NU Two storey front extension and first floor rear infill.</p> <p>Amended Design & Access Statement was received and considered.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee has decided that we support this planning application.</i></p>			
244.3	<p>TM/17/00773/FL - Scott House, 37 High Street, West Malling ME19 6QH. Retrospective application for the change of use of shop to residential use in connection with existing dwelling 'Scott House'</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee decided that we support this planning application; however we would ask that the applicant be reminded that in future, planning permission needs to be applied for and granted before work is undertaken.'</i></p>			
244.4	<p>TM/17/00840/FL - 233 London Road ME19 5AD Single storey rear extension with roof terrace.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee decided that it objects to this planning application for the following reasons:</i></p> <ol style="list-style-type: none"> <i>1. The inclusion of a roof terrace element is out of keeping with the area.</i> <i>2. The size of the proposed roof terrace is very large and in the view of the Planning Committee excessive.</i> <i>3. The Planning Committee has noted and supports the neighbour's concerns about being</i> 			

	<p><i>overlooked and issues of privacy.</i></p> <p><i>The Planning Committee did not have any objections to the extension itself but has objected to the overall planning application for the reasons above.'</i></p>			
244.5	<p>TM/17/00904/FL - Parkfoot Garage 265 London Road West Malling ME19 5AE Demolition of existing car wash facilities & construction of a new 2 storey store and office extension. 4 new car wash bays, plant room and provision of additional parking.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Planning Committee supported this application however, would ask planners to work with the applicants to ensure that issues of on - site parking, deliveries and highway safety are fully (and if necessary further) considered so that all are implemented safely.</i></p>			
244.6	<p>TM/ 17/00741/FL – 6 Sandown Road West Malling ME19 6NS Conversion of garage into habitable room.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that we support this planning application'</i></p>			
244.7	<p>TM/17/00851/RD – Church Centre Churchfields Details submitted pursuant to conditions of planning permission TM/15/03389/FL (Proposed conversion of St Marys Church Centre)</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee has met to discuss the Construction Management Plan.</i></p> <p><i>The Committee has considered the additional information provided and would like to make the following comments.</i></p> <p>Condition 11: <i>The Committee were unable to view a programme of heritage interpretation to satisfy Condition 11. We would ask that this be submitted for review in advance of works commencing.</i></p> <p>Access to temporary road: <i>We note that the demolition/construction management plan does not specify an access route to the temporary road. This should be included.</i></p> <p><i>West Malling is a very busy market town, with some very small roads; a number of roads near the Church Centre are very congested and we feel that it is vital to stipulate the manner in which ALL traffic involved in the Church Centre accesses the site.</i></p> <p><i>It is vital that it is made a condition that all traffic should only gain access via the West Malling bypass, King Hill into Teston Road and then Offham Road. This will protect our High Street, Norman Road, majority of Offham Road, Churchfields as well as our neighbours in Offham.</i></p> <p>Deliveries: <i>We ask that it be specified that all deliveries to the site, regardless of the size of the delivery van, are made via the temporary road and not via Churchfields. It is vital that signage is displayed prominently at the entrance to Churchfields explaining this.</i></p> <p>Douces Manor: <i>Due to the unique location of the Church Centre, access to carry out the development work was always going to be problematic.</i></p> <p><i>The solution that has been arrived at minimises the disruption to the people of West Malling, but does not remove it. In the circumstances, it is the best that can be achieved, although not ideal.</i></p> <p><i>The route along the boundary of the field, although disruptive for some of the residents in Douces Manor, is constricted by the fact that the field is in the Green Belt and any disruption to the field needs to be minimised.</i></p>			

	<p><i>However, we would ask that the developer be asked to put additional measures to minimise the dirt etc from vehicles that would pass close to the boundary of Douces Manor.</i></p> <p><i>We would also ask for the hours of operation of the site to be restricted to Monday to Friday (not including Bank Holidays) to reflect the closeness of the access road to Douces Manor.</i></p> <p><i>Throughout the development of the Construction Management Plan, West Malling Parish Council has worked hard to build a constructive relationship with the developer. We have verbally informed him of these issues and our proposed conditions. We would ask that they be made conditional by TMBC to the start of works being granted.</i></p> <p><i>We have worked hard with the local community to ensure that the construction work is undertaken with as little disruption and inconvenience as is possible and the introduction of these small measures will help ensure that the building work is conducted with as little disruption as possible.]</i></p>			
17/245	TREE PLANNING APPLICATIONS			
245.1	<p>TM/17/00670/TNCA - Five Pointed Star 100 High Street West Malling ME19 6NE. T1 – Self - seeded Ash (Ivy Clad) – fell as close to ground level as possible and apply systematic herbicide to treat stump to prevent regrowth.</p> <p>Subsequent to the meeting of the 28th March 2017, the following comments were sent to TMBC and were ratified at this meeting.</p> <p>The Committee objects to this application.</p> <p><i>‘The tree would appear to be a healthy self- sown ash. Ash trees are at risk from disease and it is therefore important to retain them where possible. It is accepted that the location is not ideal but it is the view of the Council that this does not mean it should be felled, height reduction and shaping with careful monitoring should be considered.’</i></p>			
245.2	<p>TM/17/00961/TNCA - Priors House 18 King Street West Malling ME19 6QT Holly – to crown lift to approx. 1.5 metres from ground plus crown & side reduction by approx. ¼. Conifer – to remove and second Conifer - to remove and replant smaller deciduous tree in its place.</p> <p>The Planning Committee commented as follows:</p> <p><i>‘The Committee has decided that it supports this application.’</i></p>			
245.3	<p>TM/17/00913/TPOC - The Old Stable Building Old Parsonage Court West Malling ME19 6NZ Yew- fell to ground level, tree has been in decline & now only has 30% foliage cover. Sycamore – to remove 2 lateral limbs that grow towards the neighbours garden to reduce</p> <p>The Planning Committee commented as follows:</p> <p><i>‘T1 Yew: The Committee decided that it objects to this part of the planning application for the following reasons:</i></p> <ol style="list-style-type: none"> <i>1. This tree has been subject to quite severe work over the last couple of years and should be allowed time to recover.</i> <i>2. The tree would greatly benefit from the root protection are being given the correct level of protection. It has been driven over by vehicles for a number of years which contributes to the damage.</i> <i>3. Yews are enduring trees which respond well to shaping, the Committee would ask that</i> 			

	<p><i>the owners reduce the tree in size, improve the shape and at the same time ensure that the roots of this important tree are protected.</i></p> <p>4. <i>The Landscape Officer should identify protective actions to ensure that this tree is returned to its original good health & has a sustainable future.</i></p> <p><i>T2 Sycamore: The Committee decided that it supports this part of the planning application.</i></p> <p><i>However, this is CONDITIONAL on the Landscape Officer overseeing and personally approving the plans prior to the commencement of work and subsequently personally monitors all work IN SITU when they are being carried out to ensure that it is carried out to the required standard.'</i></p>			
245.4	<p>TM/17/00809/TNCA - 35 Swan Street West Malling ME19 6JU Sycamore – raise lower crown to 5 metres, reduction of 25% and to thin.</p> <p>The Planning Committee commented as follows:</p> <p>The Committee decided that we OBJECT to this planning application for the following reasons:</p> <ol style="list-style-type: none"> 1. <i>This Sycamore is an excellent example of a healthy, mature tree of good shape and is one of the few tall, mature trees within the West Malling Conservation Area;</i> 2. <i>On viewing the tree in its space, it is not apparent that it has any health and safety issues requiring the work and there is no supporting information on the application form);</i> 3. <i>In view of its high value to the visual environment within the West Malling Conservation Area, West Malling Parish Council wishes to seek support from TMBC for an application for a Tree Preservation Order (TPO) for this important tree.</i> 			
245.5	<p>TM/17/00921/TNCA - West Malling Primary School Norman Road West Malling ME19 6RL Red Oak - Reduce crown in height by 1.5m and in lateral spread by 1m to reduce end loading of branches and weight exerted on potentially weak compression forked main union at 1m.</p> <p>The Planning Committee commented as follows:</p> <p><i>'The Committee has decided that it supports this application.'</i></p>			
245.6	<p>TM/17/01011/TNCA - Brome House 148 High Street West Malling ME19 6NE Removal of outgrown ailanthus altissima (tree of heaven) 6 metres from house. Tree has outgrown location. Replace with smaller specimen tree.</p> <p>The Planning Committee commented as follows:</p> <p><i>The Committee has decided that it supports this application however, would add the following:</i></p> <p><i>It our understanding that this tree replaced a cedar which was a feature of the landscape of West Malling. In view of this, the Committee ask that thought be given to the 'tree of heaven' being replaced by a cedar if at all practicable.</i></p>			
17/246	<p><u>PLANNING ENFORCEMENT</u></p> <p>Current investigations:</p> <p>Appledene – Currently with planning enforcement at T&MBC. It was noted that the hedge has</p>			

	<p>now been replanted.</p> <p>Condition of Arundel House, High Street – Part of the hoarding (nearest the bus stop) has been removed to facilitate access. Parish Council to write to the owners to try to establish if there is a timeline for works to be completed.</p> <p>Hicks Estate Agents – TMBC have sent letters to the landlord and work would have appear to have been undertaken, Clerk to contact TMBC planning to determine if they are satisfied with the remedial work which has been undertaken.</p> <p>Martins newsagents, High Street – TMBC have sent letters to the landlord who has been given until the end of March to improve the premises. It would appear that work has not been undertaken. Clerk to contact TMBC.</p> <p>House next to Village Hall – Clerk reported to Councillors that the work fell under permitted development legislation.</p>	R/S Clerk		
17/247	<u>EMPTY PROPERTIES IN WEST MALLING</u>			
	Room above the library – enquiries to be made as to ownership of the empty room.			
17/248	<u>LOSS OF TMBC CONSERVATION OFFICER</u>			
	A letter has been written to Louise Reid, Head of Planning at T&MBC; the Parish Office has not yet received a reply. Clerk to request a response	Clerk	✓	
17/249	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
	Next meeting date is the 24 th May 2017. Currently there are no West Malling applications listed for consideration.			
17/250	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> None			
17/251	<u>QUESTIONS FROM COUNCILLORS</u> Cllr Byatt reported on the KALC planning conference that he had recently attended.			
	Date of next meeting:			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.17 pm</p> <p>Signed.....</p> <p>Date.....</p>			

