

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 17TH DECEMBER 2019, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

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

Minute		Action by	Action	Response
19/738	APOLOGIES FOR ABSENCE – Mrs Yvonne Smyth			
19/739	DECLARATIONS OF INTEREST - none			
19/740	MINUTES of the meeting held on 26 th November were approved.			
19/741	MATTERS ARISING from the minutes not otherwise on the agenda – none			
19/742	TMBC LOCAL PLAN			
	Local Plan Post -Submission Consultation The further consultation has now been launched with a response deadline of 23 rd December at 4pm. Mr Thompson will draft representations and circulate to all members for comment. Areas for comment include Green Belt extension and justification for building within the Green Belt; A20 and Ashton Way slip and T&MBC's responses to the Inspectors.			
19/743	WEST MALLING NEIGHBOURHOOD PLAN			
	Mr Thompson reported on the first meeting of the Neighbourhood Plan Steering Group at which objectives, policy themes, timeframe and vision were discussed. The following policy themes were agreed: <ul style="list-style-type: none"> • Housing • Sustainable design • Community facilities • Transport 			

	<ul style="list-style-type: none"> Protecting the historic & natural environments <p>Existing committees are to take on elements.</p> <p>Steering Group meetings are to concentrate on a separate policy theme enabling councillors / members of the public to only attend sessions that are of particular interest to them.</p> <p>It was agreed that the plan cover a 10 year period but with short term objectives ie 2/3/5 year aims.</p> <p>It was agreed that community engagement is a valuable part of this process.</p>			
19/744	<u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u>			
744.1	<p>TM/19/02317/LB - St Thomas More R C Church, Lucks Hill West Malling Listed Building application – storm damaged listed boundary wall to be rebuilt.</p> <p>Granted.</p> <p><i>[West Malling Planning Committee had not objected to this application]</i></p>			
744.2	<p>TM/19/02129/FL– TM/19/02336/LB - Mr C Leggatt 53 Swan Street West Malling ME19 6LW Interior restoration work and reposition of staircase – application amended to interior work only.</p> <p>Granted.</p> <p><i>[West Malling Planning Committee had not felt qualified to comment on the original application and asked that the Conservation Officer review the application and comment]</i></p>			
744.3	<p>TM/17/01664/FL - 26 High Street West Malling ME19 6QR. Convert loft space to existing residential unit and insertion of 4 rooflights in rear elevation.</p> <p>Application not proceeded with.</p> <p>TM/17/01665/LB – Listed Building Application 26 High Street West Malling ME19 6QR Change of use of first floor & loft space to a 3 bedroom residential unit, insertion of 4 roof lights and internal alterations.</p> <p>Application not proceeded with.</p>			
19/745	<u>PLANNING APPLICATION REFUSALS</u>			
	There were no planning application refusals			
19/746	<u>TREE APPLICATION APPROVALS</u>			
746.1	<p>TM/19/02563/TNCA – Willowfields 158 Lavenders Road West Malling ME19 6HR Cedar, Ash x2, Oak, Poplar, Willow, Horse Chestnut, Willow, Robinia, Larch Alder. To be reduced by approx. 20% as the sap is affecting the house and pathways</p> <p>Granted</p> <p>The Committee did not comment to this application and were content to rely on the opinion of the Landscape Officer</p>			
746.2	<p>TM/19/02664/TNCA - 16 Town Hill West Malling ME19 6QN T1 (black dot on map) –mature Copper Beech – re-reduce crown by 30% - tree is outgrowing surroundings and reducing crown would allow more light. T2 (green dot on map) – Apple tree – this tree is not in good health or in a good position – remove tree. T3 (red dot on map) – Thuja – to remove as this tree is too close to the property and would not be aesthetically pleasing to reduce enough to benefit the property.</p>			

	Granted The Committee did not object to this application but had requested that one of the trees be replaced with a native tree.			
19/747	<u>TREE APPLICATION REFUSALS</u>			
	There were no tree application refusals			
19/748	<u>BUILDING PLANNING APPLICATIONS</u>			
748.1	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 The Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 17th December to discuss this planning application and has decided that it does not object to this application.</i>			
19/749	<u>TREE PLANNING APPLICATIONS</u>			
749.1	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 The Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 17th December to discuss this planning application and has decided that it does not object to this application.</i>			
19/750	<u>PLANNING ENFORCEMENT</u>			
750.1	Current investigations - none			
750.2	Potential new investigations: The Five Pointed Star -the Clerk reported that the Five Pointed Star driveway does form part of the licensed premises, should concerns about behaviour be raised, these should be reported to T&MBC. It was further noted that their large refuse bin is sometimes pushed up against the neighbouring property; this was considered to be a potential fire risk and it was agreed to monitor the situation. The Five Pointed Star - T&MBC enforcement department is to visit the premises to determine if the gazebo has been erected without the relevant permission.			
19/751	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
19/ 752	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> – Ms Barkham asked if a letter ought to be drafted and sent to Tom Tugendhat MP regarding the current loophole in the planning process which allows developers to take advantage of sites which may gain protection under a proposed Local Plan, but until the plan is approved those sites are treated as countryside without the protection for instance of Green Belt status. It was agreed that as this is a matter of national planning policy a letter ought to be drafted and sent to Tom Tugendhat with neighbouring parishes perhaps being given the opportunity to sign the letter. It was further suggested that WMPC request that Mr Tugendhat MP attend a meeting to discuss this further. Mr Thompson to draft an initial letter.			DT

19/753	TMBC AREA 2 PLANNING COMMITTEE – next meeting date Wednesday 22nd January 2020			
	Date of next planning meeting: Tuesday 28 th January 2020			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.27 pm</p> <p>Signed.....</p> <p>Date.....</p>			