

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 23RD APRIL 2019, 7.30PM
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Cllr. Richard Byatt (Chairman)
Cllr. Gwyneth Barkham
Cllr. Min Stacpoole
Cllr. David Thompson

Also Present: Mr Mike North – co-opted member

Minute		Action by	Action	Response
19/240	APOLOGIES FOR ABSENCE – Cllr. Keith Bullard and Cllr. Yvonne Smyth			
19/241	DECLARATIONS OF INTEREST - none			
19/242	MINUTES of the meeting held on 25 th March 2019 were approved.			
19/243	MATTERS ARISING from the minutes not otherwise on the agenda – there were no matters arising			
19/244	TMBC LOCAL PLAN			
	<p>Planning Representations on T&MBC website – receipt was noted of email received from Patrick Thomas (T&M KALC) detailing concerns about the way in which planning representations have been published on the T&MBC website. Parish Councils (including WMPC) have commented that it is almost impossible to interrogate the information in the proper way, through representative, topic or policy as required by the Regulations and also required by the Inspectors in their letter to T&MBC of 1st March 2019.</p> <p>Shipbourne Parish Council have sent a letter to the Programme Officer/Inspectorate outlining their concerns.</p> <p>It was agreed that the planning committee would also draft representations to be sent to the Inspectorate and that T&MBC would be copied in.</p>	RB		
19/245	WEST MALLING NEIGHBOURHOOD PLAN			
	There was no update.			
19/246	PLANNING APPLICATION – NEW BUILDING APPROVALS			
246.1	TM/18/01013/OA - Gladman Developments Land East of King Hill West Malling Outline Application: Demolition of existing dwellinghouse (Sportsmans' Bungalow, 124 Teston Road) and outbuildings and erection of up to 120 dwellings including 40% affordable housing, with public open space, a community orchard, landscaping and sustainable drainage system (SuDS) and vehicular access point from King Hill. All matters reserved except for means of access.			

	Granted at Area 2 Committee on 10 th April <i>[West Malling Planning Committee had objected to this application]</i>			
246.2	TM/18/02642/FL - Kendon Parking LLP Land West of Station Road North West Malling Use of land to provide car parking and new access. Granted at Area 2 Committee on 10 th April <i>[West Malling Planning Committee had objected to this application]</i>			
246.3	TM/19/00277/LB (Listed Building Application) & TM/19/00276/FL- Mr & Mrs Sutton-Mattocks 46 Town Hill West Malling ME19 6QN Demolition of existing conservatory; proposed single storey rear orangery; rebuilding roof of and extending existing single storey rear extension; new internal opening and internal alterations. Granted <i>[West Malling Planning Committee had had no objections].</i>			
246.4	TM/19/00294/LB (Listed Building Application) - Mr & Mrs Sutton-Mattocks 46 Town Hill West Malling ME19 6QN Removal of existing UPVC windows and timber windows in poor condition; replacement by purpose made traditional sliding sash and casement painted timber windows Granted <i>[West Malling Planning Committee had had no objections].</i>			
246.5	TM/19/00292/LB (Listed Building Application) - Mr H McDonald Groundsmans Cottage 101 St Leonards Street West Malling ME19 6PE To replace the existing front door (modern – 1970's and in poor condition) with a more traditional example more in keeping with the character of the building. Granted following revised door design <i>[West Malling Planning Committee had requested that a more in keeping front door design be put forward but did not object to the replacement of the front door]</i>			
246.6	TM/19/00313/FL – Mr & Mrs Wooldridge 140 High Street West Malling Installation of solar panels on car port Granted <i>[West Malling Planning Committee had had no objections].</i>			
246.7	TM/19/00384/FL - Mr K Thomas 1 Woodland Close West Malling ME19 6RR Single storey side extension Granted <i>[West Malling Planning Committee had had no objections].</i>			
246.8	TM/19/00362/AT - 68-70 High Street West Malling ME19 6LU New external projecting sign (externally illuminated) and repairing of fascia. Granted <i>[West Malling Planning Committee had had no objections].</i>			
246.9	TM/19/00267/LB (Listed Building Application) - 68-70 High Street West Malling ME19 6LU Cosmetic internal alterations to an existing Restaurant, including new bar, toilets and shop front.			

	Granted <i>[West Malling Planning Committee had had no objections].</i>			
246.10	<p>TM/19/00356/FL - 68-70 High Street West Malling ME19 6LU New shop front and external alterations.</p> <p>Granted following revised plans submitted subsequent to the WMPC planning meeting <i>[West Malling Planning Committee had objected to this application]</i></p>			
246.11	<p>TM/19/00460/FL - Mr Adam Sharp 11 Sandown Road West Malling ME19 6NT Proposed two storey side extension and single storey rear extension.</p> <p>Granted <i>[West Malling Planning Committee had had no objections].</i></p>			
19/247	<u>PLANNING APPLICATION REFUSALS</u>			
	There were no planning application refusals.			
19/248	<u>TREE APPLICATION APPROVALS</u>			
248.1	<p>TM/19/00513/TNCA - Sycamore Lodge 1 Lucks Hill West Malling - T1 – twin stemmed sycamore to be felled. T2-4 Sycamores to be felled</p> <p>No Objection <i>[West Malling Planning Committee had had no objections].</i></p>			
19/249	<u>TREE APPLICATION REFUSALS</u>			
	There were no tree application refusals			
19/250	<u>BUILDING PLANNING APPLICATIONS</u>			
250.1	<p>TM/18/02642/FL - Kendon Parking LLP Land West of Station Road North West Malling Use of land to provide car parking and new access.</p> <p><i>Comments submitted prior to the T&MBC Area 2 Planning Committee on 10th April were ratified.</i></p> <p><i>West Malling Parish Council considered this application on the 28th November 2018 and objected on 4 main grounds. Although the applicant has made a change to the access our objections stand and we are disappointed that the planners' report recommends granting permission.</i></p> <p><i>1) Development would harm the rural approach to and setting of West Malling, in contravention of Tonbridge & Malling's Core Strategy policy CP14. As the original report states, in terms: "the site lies outside the rural settlement of West Malling and within the countryside."</i></p> <p><i>It represents further urbanisation of the area following the extensive development of the station car park and the development of two privately operated car parks.</i></p> <p><i>2) This land is designated as Green Belt in the new Local Plan now submitted for Examination. West Malling Parish Council has undertaken a survey of local views which shows overwhelming support for the extension of the Green Belt.</i></p> <p><i>To give permission would undermine the local planning process and public faith in consultation.</i></p>			

	<p>3) <i>Although the proposed access has moved, the positioning close to Lucks Hill will, we believe, cause considerable congestion and conflict particularly at peak times.</i></p> <p>4) <i>No details of the proposed lighting have been provided but this is likely to add to local light pollution and could well be active all day, every day. Taken together with the associated infrastructure (cabin, payment machines, fences, signage etc) this will simply add to the urban, rather than rural, feel.</i></p> <p>5) <i>We note that the applicant has still not offered any parental drop-off facilities which could help to ease the situation on Lucks Hill.</i></p>			
250.2	<p>TM/19/00578/FL – Mr & Mrs Frederic de Ryckman de Betz 127 Offham Road West Malling Demolition of existing outbuildings and erection of 2 storey side/rear extension, alterations to elevations and insertion of dormers.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd April to discuss this planning application and has decided that the changes proposed under the new application do not justify revising its view, namely that:</i></p> <ul style="list-style-type: none"> • <i>this is an inappropriate development of the Green Belt with no special circumstances to build being put forward.</i> • <i>the proposed extension is disproportionate to the existing building.</i> 			
250.3	<p>TM/19/00668/LB - Mrs Louise Opitz 35 High Street West Malling ME19 6QH - Proposed installation of secondary windows.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd April 2019 to discuss this planning application and has decided that it does not object to this application.</i></p>			
250.4	<p>TM/19/00403/FL - 98 High Street West Malling ME19 6NE Change of use from A1 retail to A3 Restaurant and Bar.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd April to discuss this planning application and would like to make the following comments.</i></p> <ul style="list-style-type: none"> • <i>The committee is concerned about the addition of a new licensed premises. Although the existing licensed premises provide the town with a vibrant and successful night-time economy, it is important that West Malling offers 'balanced retail' to its residents and visitors.</i> • <i>The committee is concerned that this property is within a close proximity to 2 other licensed premises, The Farmhouse and The Five Pointed Star. Members fear a potential increase in noise and anti-social behaviour, in particular at closing time.</i> • <i>If granted, the committee would object to the suggested opening hours. Midnight closing is too late in such a sensitive area.</i> • <i>The committee would ask that the borough Conservation Officer inspect the property with a view to dating the building, establishing any important external and internal features, and if appropriate, seeking a listing for the building.</i> 			
250.5	<p>TM/18/02093/OA – Bellway Homes, Field at Corner of Lavenders Road & Swan Street. Development comprising up to 80 residential dwellings (including 40% affordable housing), open space, drainage, access and associated works, with all matters reserved except for access which is to be considered in detail at this stage. To note and to comment on revised plans.</p> <p>The Planning Committee commented as follows:</p>			

	<p><i>West Malling Parish Council considered the revised plans on the 23rd April and wish to make the following comments.</i></p> <p><i>The Parish Council has not changed its view (set out in our detailed submission dated 30th October 2018) that the proposed development would damage the rural character of West Malling; harm the setting of the ancient Abbey; disturb the peace of Lavenders Road - a designated 'Quiet Lane'; and increase the already considerable traffic congestion and hazards on Swan Street. We note that the highly damaging access from Swan Street is retained.</i></p> <p><i>Legal advice provided to this council and to East Malling & Larkfield Parish Council (and submitted to TMBC on 18th February) supports our arguments in favour of refusal - namely that the applicant "has not demonstrated a local need for this development, or that the development cannot be met on a sequentially preferable site." We are further advised that the NPPF's Presumption in Favour of Sustainable Development does not apply.</i></p> <p><i>West Malling Parish Council remains opposed in principle to development on this sensitive site.</i></p>			
19/ 251	<u>TREE PLANNING APPLICATIONS</u>			
	<p>TM/19/00782/TNCA – Five Pointed Star, 100 High Street, West Malling - T1 –sycamore cut back overhang and T2, T3, T4 and T5 – cut back/trim.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd April to discuss this planning application and has decided that it does not object to this application.</i></p>			
19/252	<u>PLANNING ENFORCEMENT</u>			
252.1	<p>Current investigations:</p> <p>Arundel House – it was noted that the scaffolding had now been removed. The Clerk informed members that the new project manager had made contact with the parish office and that he was hoping to start works as per the planning permission in the near future.</p>			
252.2	<p>Potential new investigations</p> <ul style="list-style-type: none"> • Clerk is awaiting response from T&MBC about the internal illuminated sign in the window of Cottage Hair & Nails Salon in West Street. 			
19/253	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
19/254	<u>QUESTIONS FROM COUNCILLORS</u> - none			
19/255	<u>TMBC AREA 2 PLANNING COMMITTEE</u>			
	<p>The next meeting date is Wednesday 29th May 2019</p> <p>It is understood that the Bellway Homes/Lavenders Road application will be considered on this date – this will only be confirmed once the agenda is published.</p>			
19/ 256	<u>ACCOUNTS FOR PAYMENT</u>			
	Accounts for payment - totalling £1316.03 were approved - see attached.			
	Date of next planning meeting: Tuesday 28 th May 2019			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.58 pm			

	Signed..... Date.....			
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Accounts for Payment 23rd April 2019				cheques to be drawn
CF Corporate (cheque 2031)		£ 102.23		£ 122.68
(Invoice MI/0311258 photocopier lease for period 1/6/19 - 31/08/19)	VAT	£ 20.45		
KCC Laser (cheque 2032)		£ 597.02		690.45
Electricity supply 1/3/19 - 31/3/19)	VAT	£ 93.43		
Down to Earth (cheque 2033)		£ 372.00		446.40
(invoice 3441 - tree report for Churchyard, playing field & ball park)	VAT	£ 74.40		
Day Tree Fellers (cheque 2034)		£ 33.33		40.00
(Macey's Meadow - removal of cherry tree limb)	VAT	£ 6.67		
Malling Memorial Institute (cheque 2035)				£ 16.50
(invoice for room hire 15/4/19)				
			TOTAL	£ 1,316.03