

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON TUESDAY 25<sup>TH</sup> JUNE, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Ms. Gwyneth Barkham  
Mr. Keith Bullard  
Mrs. Yvonne Smyth  
Mr. David Thompson (Chairman)

**Also Present:** Mr Mike North – co-opted member  
Mr. Nick Stapleton (WMPC)

Minute		Action by	Action	Response
19/362	<b>APOLOGIES FOR ABSENCE</b> – Ms. Min Stacpoole			
19/363	Mr Thompson welcomed members to the meeting.			
19/364	<b>DECLARATIONS OF INTEREST</b> - none			
19/365	<b>MINUTES</b> of the meeting held on 28 <sup>th</sup> May 2019 were approved.			
19/366	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda –  [320.1] – Arundel House – Due to time constraints, Mrs Dean had been unable to meet with the project manager; Mr Thompson suggested that he attempt to meet with him whilst Mrs Dean is recuperating from her surgery.			
19/367	<b>TMBC LOCAL PLAN</b>  Update received on correspondence between Inspectors and Council – all correspondence can be found on the T&MBC website at:- <a href="https://www.tmbc.gov.uk/services/planning-and-development/planning/planning-local-plans/local-plan-examination-contents/examination-documents">https://www.tmbc.gov.uk/services/planning-and-development/planning/planning-local-plans/local-plan-examination-contents/examination-documents</a>			
19/368	<b>WEST MALLING NEIGHBOURHOOD PLAN</b>  It was noted that WMPC had set up a committee to consider environmental issues, in particular with regards to climate emergency – this committee could concentrate on environmental issues which fall under the Neighbourhood Plan moving forward.  It was agreed that the Neighbourhood Plan will not be progressed until the Bellway/Lavender Road Inquiry and the Local Plan were both concluded.			
19/369	<b>LAVENDERS ROAD/BELLWAY APPLICATION</b>  WMPC have been made party to the appeal proceedings and are to be legally represented at the hearing. General discussion regarding funding, in particular that the current quoted costs could potentially increase.  It was agreed that WMPC should set up a CrowdJustice page – this to be agreed formally at			

	<p>Full Council. Any contributions raised via this method are paid directly to Richard Buxton Solicitors.</p> <p>In order to advise residents of both the appeal hearing and the CrowdJustice page it was agreed that leaflets/flyers be designed and that that print and design costs would need to be paid.</p>			
<b>19/370</b>	<b><u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u></b>			
<b>370.1</b>	<p><b>TM/19/01075/FL</b> – Alban 261 London Road West Malling ME19 5AE Proposed car port, open sided timber building standing on 9 timber/aluminium (approved) pillars with a roof.</p> <p>Granted.</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
<b>370.2</b>	<p><b>TM/19/01005/FL &amp; TM/19/01006/LB (Listed Building Application)</b> - Kingsnorth House 16 West Street West Malling ME19 6QX. Replacement of existing modern conservatory with Garden Room across the rear of Kingsnorth Cottage and White Cottage.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections but had noted that the pre-application advice suggested that quality materials be used for the flat roof such as zinc or lead and that members wished this to be considered when deciding on materials].</i></p>			
<b>370.3</b>	<p><b>TM/19/00797/FL</b>– Mr R Matthews 44 Fartherwell Avenue West Malling ME19 6NJ Proposed two storey rear extension to existing dwelling house.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
<b>19/371</b>	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
	There were no planning application refusals.			
<b>19/372</b>	<b><u>TREE APPLICATION APPROVALS</u></b>			
	There were no tree application approvals			
<b>19/373</b>	<b><u>TREE APPLICATION REFUSALS</u></b>			
	There were no tree application refusals			
<b>19/374</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>374.1</b>	<p><b>TM/1901004/FL</b> Rathshan 21 Windmill Lane East Malling West Malling ME19 6HS Retrospective planning application for a dwelling.</p> <p>The Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee met on 25 June 2019 to discuss this retrospective planning application. Having carefully considered the application the Committee wish to OBJECT to the application on the basis that:</p> <ul style="list-style-type: none"> <li>• permitting this application would constitute overdevelopment – a view reflected in the Parish Council’s previous objections to applications on this site;</li> <li>• the building itself is lacking in architectural merit and;</li> <li>• retrospectively permitting development of this nature may encourage other, similar builds which are neither desirable nor in keeping with the character of the local area.</li> </ul>			
<b>374.2</b>	<b>TM/19/01212/FL</b> - Mr Jones 5 Orwell Spike West Malling ME19 4PB Erection of one new dwelling at land adjacent to the West of 5 Orwell Spike, on land currently forming part of the			

	<p>existing dwelling's private garden, provision of 2 parking spots and additional garage for 2 cars, access and amenity space.</p> <p>West Malling Parish Council Planning Committee met on 25 June 2019 to discuss this planning application. Having carefully considered the application the Committee wish to OBJECT to the application on the basis that:</p> <ul style="list-style-type: none"> <li>• the size and scale of the proposed dwelling is inappropriate for both the plot and its vicinity;</li> <li>• the precedent that permitting infilling of this nature could set in the future and;</li> <li>• the fact that the plot itself is surrounded by land proposed as part of the Green Belt extension contained in the Local Plan.</li> </ul>			
<b>374.3</b>	<p><b>TM/19/01249/FL</b> - Mr &amp; Mrs Partridge 12 Churchfields West Malling ME19 6RJ Proposed single storey extension to both front and rear of existing house.</p> <p>The Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee met on the 25<sup>th</sup> June to discuss this planning application and has decided that it does not object to this application. The Committee would however wish to ensure that the proposed works will not impact on the shared drainage that runs behind the properties.</p>			
<b>19/ 375</b>	<b><u>TREE PLANNING APPLICATIONS</u></b>			
	<p><b>TM/19/01368/TPOC</b> 127 Offham Road West Malling ME19 6RE G1 – 3 Leylandii trees – reduce heights down to approx. 5m and to suitable pruning points, G2 – Scots Pine – reduce back to source the first 3 branches growing towards the garden, and Sycamore – reduce back to source the first 4 branches growing in towards the garden (neighbour's trees)</p> <p>The Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee met on the 25<sup>th</sup> June to discuss this planning application and has decided that it does not object to this application provided that the Landscape Officer is content, particularly with regards to the works to be undertaken on the Scots Pine.</p>			
<b>19/376</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
<b>376.1</b>	<b>Current investigations:</b> None			
<b>376.2</b>	<b>Potential new investigations</b> - Clerk is awaiting response from T&MBC about the internal illuminated sign in the window of Cottage Hair & Nails Salon in West Street.			
<b>19/377</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none			
<b>19/378</b>	<b><u>QUESTIONS FROM COUNCILLORS</u></b> – none			
<b>19/379</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>			
<b>379.1</b>	The next meeting date is Wednesday 3 <sup>rd</sup> July 2019.			
	<b>Date of next planning meeting:</b> Tuesday 23 <sup>rd</sup> July 2019			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.59 pm			

	<p>Signed.....</p> <p>Date.....</p>			
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