

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON TUESDAY 23<sup>RD</sup> JULY, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Ms. Gwyneth Barkham  
Mr. Keith Bullard  
Ms. Min Stacpoole  
Mr. David Thompson (Chairman)

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

Minute		Action by	Action	Response
19/410	<b>APOLOGIES FOR ABSENCE</b> – Mrs. Yvonne Smyth			
19/411	Mr Thompson welcomed members to the meeting.			
19/412	<b>DECLARATIONS OF INTEREST</b> - none			
19/413	<b>MINUTES</b> of the meeting held on 25 <sup>th</sup> June 2019 were approved.			
19/414	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda –  [19/366] – Arundel House – It was agreed that a meeting be scheduled with the project manager for the end of August / early September.  Clerk to speak with Mrs Dean to obtain dates	Clerk		
19/415	<b>TMBC LOCAL PLAN</b>			
	<p>Borough Councillors Nick Stapleton and David Thornewell had attended a recent T&amp;MBC meeting which updated members on the draft Local Plan.</p> <p>No date has yet been fixed for the Examination in Public but it is anticipated that it will not take place until early 2020.</p> <p>T&amp;MBC are responding to further points raised by the Planning Inspectors in their letter dated 23<sup>rd</sup> May. The 2 main points are:</p> <ul style="list-style-type: none"> <li>The Inspectors require the Borough Council to consult on the documents submitted after 23<sup>rd</sup> January for a period of at least 6 weeks. It is understood that consultation on these documents will take place in the Autumn.</li> <li>Discussions are still on going with regards to the redaction of the Regulation 19 representations.</li> </ul> <p>Mr Stapleton reported that some T&amp;MBC members had suggested that the Local Plan should be revisited in view of the recent climate emergency declaration. Following a vote, T&amp;MBC members agreed not to revisit the Local Plan.</p> <p>All correspondence between T&amp;MBC &amp; the Planning Inspectors can be found on the T&amp;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></p>			

<b>19/416</b>	<b><u>WEST MALLING NEIGHBOURHOOD PLAN</u></b>			
	It was agreed that the Neighbourhood Plan will not be progressed for the foreseeable future. Clerk to note January 2020 agenda			
<b>19/417</b>	<b><u>LAVENDERS ROAD/BELLWAY APPLICATION</u></b>			
	Receipt was noted of an email from Mrs Dean updating all members of the council on the Bellway application.  Recent progress included a site visit by both the legal team and Kit Wedd, the heritage expert, deposit of Proofs of Evidence and the launch of the CrowdJustice page. To publicise the Inquiry, banners have been displayed around the town, leaflets have been distributed door to door, details have been published on social media and the parish council will have a stall at the Farmers Market on 28 <sup>th</sup> July.  Ms Barkham thanked Matt Christmas for his speedy turnaround of both the leaflets and the banners.			
<b>19/418</b>	<b><u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u></b>			
<b>418.1</b>	<b>TM/19/01249/FL</b> - Mr & Mrs Partridge 12 Churchfields West Malling ME19 6RJ Proposed single storey extension to both front and rear of existing house  Granted.  <i>[West Malling Planning Committee had had no objections].</i>			
<b>418.2</b>	<b>TM/19/01017/PDV14J</b> - Mr C Gosney West Malling Village Hall Norman Road West Malling Prior Notification: To install 32x300W PV panels on the eastern elevation of the pitched roof.  Granted  <i>[West Malling Parish Council did not comment on this application]</i>			
<b>418.3</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 existing dwelling's private garden, provision of 2 parking spots and additional garage for 2 cars, access and amenity space.  Granted  <i>[West Malling Planning Committee had objected to this application]</i>			
<b>19/419</b>	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
<b>419.1</b>	<b>TM/18/03030/OAEA</b> - Liberty Property Trust Site 5.1 between 1 Tower View & 35 Kings Hill Avenue Kings Hill Redevelopment to provide up to 70 Class C3 residential units together with landscaping, opens space & other associated works. All matters reserved for future approval except for access.  Refused  <i>[West Malling Planning Committee did not object to this application but asked that an assessment of the impact of the additional housing on the road network and other infrastructure be undertaken]</i>			
<b>419.2</b>	<b>TM/18/03034/OAEA</b> - Liberty Property Trust Site 5.2-5.3 North & East Of Jubilee Way, Kings Hill Redevelopment to provide up to 210 Class C3 residential units, together with landscaping, open space & associated works. All matters reserved for future approval except for access.			

	<p>Refused</p> <p><i>[West Malling Planning Committee did not object to this application but asked that an assessment of the impact of the additional housing on the road network and other infrastructure be undertaken]</i></p>			
419.3	<p><b>TM/18/03031/OAEA</b> - Liberty Property Trust Site 5.4 North of 51 Amber Lane Kings Hill Redevelopment to provide up to 85 Class C3 residential units, together with landscaping, opens space &amp; other associated works. All matters reserved for future approval except for access.</p> <p>Refused</p> <p><i>[West Malling Parish Council had objected to this application]</i></p>			
419.4	<p><b>TM/18/03032/OAEA</b> - Liberty Property Trust Site 5.5 Heath Farm, Wateringbury Rd East Malling West Malling Redevelopment to provide up to 40 Class C3 residential units with landscaping, open space &amp; associated works. All matters reserved for future approval except for access.</p> <p>Refused</p> <p><i>[West Malling Parish Council had objected to this application]</i></p>			
419.5	<p><b>TM/18/03033/OAEA</b> - Liberty Property Trust Site 5.6, Development site Between 23 Kings Hill Avenue &amp; 8 Abbey Wood Road Kings Hill. Redevelopment to provide up to 70 Class C3 residential units with landscaping, open space &amp; associated works. All matters reserved for future approval except for access.</p> <p>Refused</p> <p><i>[West Malling Planning Committee did not object to this application but asked that an assessment of the impact of the additional housing on the road network and other infrastructure be undertaken]</i></p>			
19/420	<b>TREE APPLICATION APPROVALS</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>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
19/421	<b>TREE APPLICATION REFUSALS</b>			
	There were no tree application refusals			
19/422	<b>BUILDING PLANNING APPLICATIONS</b>			
422.1	<p>Mr &amp; Mrs Neve The Old Startled Saint 120 Teston Road ME19 6PQ Erection of 3 detached dwellings pursuant to planning permission 18/00574/FL.</p> <p>The Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee met on the 23<sup>rd</sup> July to discuss this planning application and has decided that it objects to this application for the following reasons.</p> <ul style="list-style-type: none"> <li>As per our comments dated 30<sup>th</sup> April 2018 (application TM/18/00574/FL), this proposed development is on designated countryside.</li> </ul>			

	<ul style="list-style-type: none"> <li>The development of 3 new properties on this site would amount to urbanisation of the approach to St Leonards Street</li> <li>The size and scale of the proposed dwellings is inappropriate for the location.</li> </ul>			
<b>19/423</b>	<b><u>TREE PLANNING APPLICATIONS</u></b>			
<b>423.1</b>	<p><b>TM/19/01455/TNCA</b> - More Park School Lucks Hill West Malling ME19 6HN Works identified during Tree Safety Hazard Survey: Hawthorn (643)– fell to ground level Sycamore (644)– reduce the overextended northern laterals only, forming the crown overhanging the car park by no more than 25% ensuring that all cuts are made to secondary live laterals. Sweet Chestnut (645)– remove dead/dying and suspect branches present within entire crown back to source. Yew (646) – lift low crown overhanging the road only to provide a 4m clearance. Sycamore (936)– remove dead, dying and suspect branches present within entire crown.</p> <p>The Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee met on the 23<sup>rd</sup> July to discuss this planning application and has decided that it does not object to this application</p>			
<b>423.2</b>	<p><b>TM/19/01497/TNCA</b> - West Malling Primary School Norman Road ME19 6RL T142 Wild cherry – minor crown dieback, slight hollow attenuation indicative of isolated stem decay, reduce crown by up to 3 metres to minimise stress on basal defect and T148 &amp; T149 – deadwood removed.</p> <p>The Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee met on the 23<sup>rd</sup> July to discuss this planning application and has decided that it does not object to this application.</p>			
<b>19/424</b>	<b><u>TREE PRESERVATION ORDER</u></b>			
	<p>It was agreed that consideration be given to requesting a TPO at the site of application TM/18/02642/FL – Land West of Station Road North, West Malling.</p> <p>Clerk to ask the tree wardens to attend the site so as to seek their opinions.</p>	<b>Clerk</b>		
<b>19/425</b>	<b><u>KENT EARLY PARTIAL REVIEW &amp; MINERALS &amp; WASTE SITES PLAN</u></b>			
	Key hearing dates were noted. It was agreed that WMPC would not attend the hearing.			
<b>19/426</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
<b>426.1</b>	<b>Current investigations:</b> None			
<b>426.2</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>19/427</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none			
<b>19/428</b>	<p><b><u>QUESTIONS FROM COUNCILLORS</u></b> –</p> <p>Mr Thompson asked that the Five Pointed Star licensing conditions be circulated. Mr Stapleton advised members that the new hearing date for The Dosh was Friday 26<sup>th</sup> July</p> <p><i>[Subsequent to the meeting, The Dosh application to vary their premises licence was withdrawn]</i></p>	<b>Clerk</b>		
<b>19/429</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b>			

429 .1	The next meeting date is Wednesday 14 <sup>th</sup> August 2019.			
	<b>Date of next planning meeting:</b> Tuesday 27 <sup>th</sup> August 2019			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.35 pm</p> <p>Signed.....</p> <p>Date.....</p>			