

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON TUESDAY 24<sup>TH</sup> SEPTEMBER, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

**Also Present:** Mr Mike North – co-opted member

Minute		Action by	Action	Response
19/520	<b>APOLOGIES FOR ABSENCE</b> – Ms Gwyneth Barkham and Ms Min Stacpoole			
19/521	<b>DECLARATIONS OF INTEREST</b> - none			
19/522	<b>MINUTES</b> of the meeting held on 27 <sup>th</sup> August 2019 were approved.			
19/523	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda –  [19/468] – Arundel House – the Clerk confirmed that Mr Thompson, Mr Stapleton, Mrs Dean and Clerk were due to meet the project manager on 25 <sup>th</sup> September to discuss renovation of the property.			
19/524	<b>TMBC LOCAL PLAN</b>			
	The letter from the Inspectors to T&MBC dated 12 <sup>th</sup> September was noted. The Inspectors raised continued concerns with regard to parts 1 of the evidence base, particularly relating to the Green Belt, sustainability appraisal and the site selection process.  The Inspectors have decided to proceed to Inspection, but with a phased approach with the first phase of hearings covering:  1. Legal compliance and procedural matters, including the duty to cooperate (this is to ensure that any potential 'show-stopping' legal problems that we are unable to rectify are explored first) 2. The Green Belt 3. The site selection process, including the sustainability appraisal.  A copy of the letter in full can be found at: <a href="https://www.tmbc.gov.uk/_data/assets/pdf_file/0009/827127/ED32-Letter-to-the-Council-12-Sept-2019.pdf">https://www.tmbc.gov.uk/_data/assets/pdf_file/0009/827127/ED32-Letter-to-the-Council-12-Sept-2019.pdf</a>			
19/525	<b>NEIGHBOURHOOD PLAN</b>			
	At the meeting of Full Council on 2 <sup>nd</sup> September it was agreed that the West Malling Neighbourhood Plan be revisited. Mr Thompson had prepared a briefing note detailing a			



	<p>G3 Sycamore &amp; Ash Tree – crown lift branches overhanging the garden up to approx. 5m to allow more light, sever ivy on both trees up to 1m.  T4 Ash – crown lift to 6m also reducing back to source the first large left hand limb,  T5 Hornbeam – remove the dead limb &amp; crown lift to approx. 5m to clear shed roof,  T6 Hazel Stool – fell to ground level and  G7 Group of trees and shrubs – cut back to boundary and up to approx. 5m  The Planning Committee commented as follows:</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
530.2	<p><b>TM/19/01796/TNCA</b> - St Marys Abbey 52 Swan Street West Malling ME19 6JX Holm Oak – dismantle tree to near ground level.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
530.3	<p><b>TM/19/01723/TNCA</b> - Sycamore Lodge 1 Lucks Hill West Malling ME19 6HW Removal of heavily leaning Ash tree with some dead and dying branches in crown and removal of small Sycamore tree.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had had no objections].</i></p>			
19/531	<p><b>TREE APPLICATION REFUSALS</b></p> <p>There were no tree application refusals</p>			
19/532	<p><b>BUILDING PLANNING APPLICATIONS</b></p>			
532.1	<p><b>TM/19/01004/FL</b> – Rathshan 21 Windmill Lane East Malling West Malling ME19 6HS Retrospective planning application for a dwelling – revised location plan.</p> <p>Due to time restraints, a revised location plan was considered outside of committee; members agreed that they did not wish to comment on the revised plan and that their original comments regarding the retrospective application still stood.</p> <p>This action was hereby ratified</p>			
532.2	<p><b>TM/19/01814/OA</b> – Wates Developments Ltd – Development Site Land West of Winterfield Lane East Malling. Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular accesses onto London Road and Winterfield Lane creating a new link road and associated parking &amp; landscaping.</p> <p>It was agreed that draft comments be submitted to T&amp;MBC with detailed comments to be agreed at Full Council on 7<sup>th</sup> October. Key points as follows:</p> <ol style="list-style-type: none"> <li>1. The site is not shown for housing on the current Local Plan and is shown as rural countryside.</li> <li>2. The site is proposed Green Belt on the draft Local Plan</li> <li>3. The site is crossed by virtually two diagonal, rural public footpaths which are used extensively and should be protected.</li> <li>4. The site comprises high-quality agricultural land in continuous use since at least the last war.</li> <li>5. Allowing developing on this site would erode the distinct separation between the settlements of East Malling, West Malling and Larkfield.</li> <li>6. Permitting development of this scale would stretch already struggling transport infrastructure, both road and rail, even further.</li> <li>7. The site contains a number of trees protected by Tree Preservation Orders which should</li> </ol>			

	<p>be maintained.</p> <p>WMPC would wish to point out that this application falls within East Malling and not Leybourne.</p> <p>Clerk to note Full Council agenda</p>	Clerk	✓	
532.3	<p><b>TM/19/02094/FL</b> – Mr &amp; Mrs Sutch Nevill Lodge 4 Town Hill West Malling ME19 6TF Single storey rear extension.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> September to discuss this planning application and has decided that it does not object to this application.</i></p>			
532.4	<p><b>TM/19/02020/LB</b> - Mr &amp; Mrs Cornish Forge House 10 King Street West Malling ME19 6QT 6QT Listed Building application: Alterations to first floor to provide a new guest bathroom and a walk-in wardrobe. Works include the removal of an existing separate w.c. and enclosing stud wall and door from first floor landing. A new stud wall will be inserted in the central rear bedroom to form the walk-in wardrobe and new guest bathroom. A small doorway formed in an existing stud wall will give access to the new walk-in wardrobe from the existing main bedroom. The door from the w.c will be reused in this location.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> September to discuss this planning application and has decided that it does not object to this application.</i></p>			
19/533	<b><u>TREE PLANNING APPLICATIONS</u></b>			
533.1	<p><b>TM/19/02131/TPOC</b> - Douces Manor St Leonards St West Malling ME19 6UB T1 – Fell to ground, Holly leaning at a 30 degree angle over Lodge House. T2/T3 – both trees reduce in height to 5 metres.</p> <p><i>West Malling Parish Council Planning Committee met on the 24<sup>th</sup> September to discuss this planning application and wishes to make the following comments:</i></p> <p><i>Holly tree - as holly trees have a considerable environmental value we would ask that consideration be given to reducing / reshaping the tree rather than felling.</i></p> <p><i>T2/T3 – we do not object to this work being undertaken provided that the Landscape Officer is content.</i></p>			
19/534	<b><u>PLANNING ENFORCEMENT</u></b>			
534.1	<b>Current investigations</b> - none			
534.2	<p><b>Potential new investigations</b> – Clerk reported that there had been complaints regarding noise from the Five Pointed Star and concerns regarding the large number of people that now congregate in the old driveway which leads to the new garden area. There was general discussion amongst members as to whether or not the driveway was part of the licenced premises.</p> <p>Clerk to speak with T&amp;MBC Licensing Services regarding noise complaints and to establish if the driveway is part of the licensed area.</p>	Clerk		
19/535	<b><u>THE FARMHOUSE – APPLICATION TO VARY PREMISES LICENCE</u></b>			
	WMPC have applied to T&MBC for a review of The Farmhouse premises licence; licensing			

	services have now advised that the hearing is to take place on Tuesday 29 <sup>th</sup> October at 10am. Mr Thompson to attend on behalf of WMPC			
<b>19/536</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none			
<b>19/537</b>	<b><u>QUESTIONS FROM COUNCILLORS</u></b> – none			
<b>19/538</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b> – next meeting date tbc			
	<b>Date of next planning meeting:</b> Tuesday 22 <sup>nd</sup> October 2019 - tbc			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.55 pm  Signed.....  Date.....			