

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON TUESDAY 25<sup>TH</sup> FEBRUARY 2020 , 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

**Also Present:** Mr. Mike North – Co-opted member  
Cllr. Sarah Barker – Chairman of Kings Hill Parish Council

Minute		Action by	Action	Response
20/123	<b>APOLOGIES FOR ABSENCE</b> – Ms Sara Margetts			
20/124	<b>DECLARATIONS OF INTEREST</b> - Ms Barkham and Mr Bullard declared an interest in the application for Land Adjoining Timbertops, 166 St Leonards Street (minute number 20/134.1) as they are neighbours of the landowner. They took no part in this decision.			
20/125	<b>MINUTES</b> of the meeting held on 28 <sup>th</sup> January were approved and signed.			
20/126	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda  (20/63) Ms. Barkham asked if the Clerk has received a response from Kent Wildlife Trust regarding their Neighbourhood Plan advice service. The Clerk confirmed that she had received a very general response and that a further conversation would be needed to obtain details such as costs etc.			
20/127	<b>TMBC LOCAL PLAN</b>			
127.1	It was noted to note that provisional dates have now been set for Stage 1 of the Hearing sessions. The hearings will take place on Tuesday 19 May, Wednesday 20 May and Thursday 21 May at The Orchards, East Malling Research Station, New Road, East Malling ME19 6BJ  Clerk to confirm start times with members once known. <i>Subsequent to the meeting it was confirmed that proceedings will commence at 10.00 am on Tuesday 19<sup>th</sup> May.</i>	Clerk	✓	
127.2	It was noted that Inspector Louise Crosby MA MRTPI has been appointed to replace Inspector Simon Berkeley. Inspector Crosby will work alongside Inspector Fleming to complete the Examination of the Local Plan.			

<b>20/128</b>	<b><u>WEST MALLING NEIGHBOURHOOD PLAN</u></b>			
	<p>The following Neighbourhood Plan policy themes were discussed                  Conservation Area – broad support to extend.                  Clerk to chase T&amp;MBC regarding advice on how the Conservation Area can be extended.</p> <p>Green Belt – to support the extension put forward in the Local Plan                  Social Housing – general discussion regarding social housing including community land banks. Ms Medhurst referred to the recent Action with Communities in Rural Kent newsletter and their Community- led Housing service. It was agreed that this be further considered and to ask a member of ACRK to attend a future steering group meeting.</p> <p>Licensing – licensing reviews and restricting amplification was discussed.</p> <p>To be considered further at the next steering group which is to be held at the end of March.</p>	<b>Clerk</b>		
<b>20/129</b>	<b><u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u></b>			
<b>129.1</b>	<p><b>TM/19/02431/RM</b> - Retirement Villages West Malling Ltd Reserved Matters Application: Details of appearance, landscaping, layout and scale pursuant to planning application TM/17/00506/OA (outline Application: Development of land to rear of London Road to consist of 79 extra care units (comprising of apartments and cottages) all within Class C2; associated communal facilities, provision of vehicular and cycle parking together with all necessary internal roads/footpaths; provision of open space &amp; associated landscape works &amp; ancillary works and structures).</p> <p>Granted.</p> <p><i>[West Malling Planning Committee had commented on the positioning and height of buildings and inadequate access road].</i></p>			
<b>129.2</b>	<p><b>TM/19/02742/FL</b> - 127 Offham Road West Malling ME19 6RE - Erection of an outbuilding and formation of a new vehicular access onto Offham Road</p> <p>Granted</p> <p><i>[West Malling Planning Committee had not objected to this application].</i></p>			
<b>129.3</b>	<p><b>TM/19/02991/LB</b> - Arundel House 88 High Street West Malling ME19 6NE - Listed Building Application: Removal of rotten front facing timber sash windows and installation of replacement timber sash windows to exactly replicate the existing windows.</p> <p>Granted with condition regarding the replacement of glass panes.</p> <p><i>[West Malling Planning Committee had not objected to this application but had asked that where possible the existing glass panes be re-used or if those are broken on removal that repurposed period panes be used].</i></p>			
<b>129.4</b>	<p><b>TM/20/00078/FL</b> - 11 West Street West Malling ME19 6QX Single storey rear extension to the house and rear extension to the detached garage.</p> <p>Granted</p> <p><i>[West Malling Planning Committee had not objected to this application].</i></p>			
<b>20/130</b>	<b><u>WITHDRAWN APPLICATION</u></b>			
	<p><b>TM/19/02992/FL</b> - The Shire 131 Offham Road West Malling ME19 6RE Existing single storey dwelling to be demolished. Construction of a new chalet style dwelling with two bedrooms in roof space to replace existing property.</p> <p>Withdrawn</p>			

	[West Malling Parish Council had objected to this application].			
<b>20/131</b>	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
	There were no planning application refusals			
<b>20/132</b>	<b><u>TREE APPLICATION APPROVALS</u></b>			
	There were no tree application approvals			
<b>20/133</b>	<b><u>TREE APPLICATION REFUSALS / WITHDRAWN APPLICATIONS</u></b>			
	<p><b>TM/20/00056/TNCA</b> - 1 Abingdon Mews High Street ME19 6QH Horse Chestnut – fell because tree is diseased (aphid) and dying.</p> <p>Withdrawn</p> <p><i>[West Malling Parish Council had objected to this application]</i></p>			
<b>20/134</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>134.1</b>	<p><b>Ms Barkham and Mr Bullard left the meeting room whilst this application was being considered.</b></p> <p><b>TM/19/02937/FL</b> - Land Adjoining Timbertops 166 St Leonards St West Malling Retention of timber field shelter for horses.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 25<sup>th</sup> February to discuss this planning application and has decided that it does not object to this application.</i></p>			
<b>134.2</b>	<p><b>TM/20/00171/RM</b> – Land East of King Hill West Malling Approval of reserved matters relating to layout, scale, appearance and landscaping pursuant to outline permission 18/01013/OA (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).</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 25<sup>th</sup> February to discuss this planning application and would like to make the following comments:</i></p> <p><b>Pedestrian and cycle routes</b> – <i>we note that since the planning permission stage the pedestrian and cycle routes have been amended as the initial proposal was not compliant with design standards. Having considered the new scheme, the committee seeks clarification as to the exact routes and crossing point as this cannot be identified on the map provided. We would ask that both West Malling Parish Council and Kings Hill Parish Council be given the opportunity to consider any further clarification provided.</i></p> <p><b>Tree screening</b> – <i>the committee is of the opinion that the suggested tree screening along King Hill is too thin and sparse and ask that the tree density be increased.</i></p> <p><b>Sustainable energy</b> – <i>the Parish Council note that there is a lack of provision for sustainable energy such as solar panels, charging points etc; members of the committee felt that this was an ideal scheme within which to incorporate such measures.</i></p> <p><b>Dormice</b> – <i>the committee note that ecological surveys have confirmed that dormice are present on site and further the Interim Ecological Assessment states, "the development will</i></p>			

	<p><i>result in loss of suitable habitat in the form of woodland, scrub, hedgerows and trees.’</i>  <i>Members of the committee would wish to review the mitigation strategy that that will be provided for approval to the local planning authority as per section 9 and 10 of the Interim Ecological Assessment.</i></p> <p><i>Flooding - the committee would ask that provision be made to limit amount of space handed over to concrete or other materials which cause increases in surface run-off, particularly given the regular flooding which occurs on King Hill adjacent to the site.</i></p>			
134.3	<p><b>TM/20/00154/OA</b> - Munsukh House 3 Orwell Spike West Malling ME19 4PB Outline Application for the construction of 6 additional dwellings within the site boundary.</p> <p>West Malling Parish Council commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on 25<sup>th</sup> February to discuss this planning application. Having carefully considered the application the Committee wish to OBJECT to the application on the basis that:</i></p> <ul style="list-style-type: none"> <li>• <i>the size and scale of the proposed dwellings is inappropriate for both the plot and its vicinity;</i></li> <li>• <i>the unnecessary proximity to other houses</i></li> <li>• <i>the precedent that permitting infilling of this nature could set in the future;</i></li> <li>• <i>the concern that additional properties will exacerbate the drainage and surface run-off issues, particularly given the regular flooding which occurs on King Hill.</i></li> <li>• <i>the fact that the plot itself is surrounded by land proposed as part of the Green Belt extension contained in the Local Plan and finally,</i></li> <li>• <i>It has been brought to our attention that there may be a covenant on this land which was previously open pasture and ask that TMBC explores this possibility before considering awarding planning permission.</i></li> </ul>			
134.4	<p><b>TM/20/00277/PIP</b> – Land rear of 119 &amp; 121 Teston Road West Malling Permission in principle for up to 3 dwellings.</p> <p>West Malling Parish Council commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on 25<sup>th</sup> February to discuss this planning application. Having carefully considered the application the Committee wish to OBJECT to the application on the basis that:</i></p> <ul style="list-style-type: none"> <li>• <i>the size and scale of the proposed dwellings is inappropriate for both the plot and its vicinity;</i></li> <li>• <i>the unnecessary proximity to other houses</i></li> <li>• <i>the precedent that permitting infilling of this nature could set in the future;</i></li> <li>• <i>there is concern about the safety of the access point which is in close proximity to a junction,</i></li> <li>• <i>the concern that additional properties will exacerbate the drainage and surface run-off issues, particularly given the regular flooding which occurs on King Hill.</i></li> <li>• <i>the fact that the plot itself is surrounded by land proposed as part of the Green Belt extension contained in the Local Plan,</i></li> </ul>			
20/135	<b>TREE PLANNING APPLICATIONS</b>			
	<p><b>TM/20/00118/TNCA</b> – 43 Offham Road West Malling ME19 6RB T1 Hazel to fell and T2 Holly to fell</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 25<sup>th</sup> February to discuss the amended proposal description and has decided that it does not wish to make any further comments.</i></p>			
20/136	<b>THE HERMITAGE / ST THOMAS MORE CHURCH</b>			

	<p>The Clerk updated members as follows:</p> <p><b><u>The Hermitage</u></b></p> <p><b>TPO's</b> – T&amp;MBC Landscape Officer has advised the Clerk that that they no longer place blanket TPO's on groups of trees and that detailed reasons will need to be given as to why trees within the Hermitage warrant protection which is in addition to the protection afforded by Conservation Area status. It was agreed that Ms Margetts and Mr Cosier (tree wardens) would assist the Clerk in drafting more detailed information for the Landscape Officer and that in the meantime the Clerk would refer The Landscape Officer to the recent decision to place a blanket TPO on the trees which were included within the Bellway application</p> <p><b><u>St Thomas More Church</u></b></p> <p>Mrs Dean had written a letter to the Archbishop regarding the potential closure of the Church and was waiting for a response. In the meantime, Mrs Dean had received an email from a member of the church community indicating that the Church would not now be closed.</p>			
<b>20/137</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
<b>137.1</b>	<b>Current investigations - none</b>			
<b>137.2</b>	<p><b>Potential new investigations:</b></p> <p><b>Kebab Shop</b> - the Clerk had asked that T&amp;MBC enforcement look at the new scrolling, illuminated signage which is in the shop window.</p>			
<b>20/138</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC - none</u></b>			
<b>20/139</b>	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE - none</u></b>			
<b>20/140</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE – next meeting date Wednesday 1<sup>st</sup> April 2020</u></b>			
	<b>Date of next planning meeting: Tuesday 24<sup>th</sup> March 2020</b>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.22 pm</p> <p>Signed.....</p> <p>Date.....</p>			