

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON WEDNESDAY 10TH JUNE 2020 , 7.30PM
VIA ZOOM CONFERENCE CALL

Present: Mr. David Thompson (Chairman)
Ms Gwyneth Barkham
Mr Keith Bullard
Mrs Trudy Dean (until 7:50)
Ms Sara Margetts
Ms Camilla Medhurst
Mrs Yvonne Smyth
Ms Min Stacpoole

Also Present: Mr Nick Stapleton

Minute		Action by	Action	Response
20/234	APOLOGIES FOR ABSENCE – Mr Mike North – co-opted member			
20/235	DECLARATIONS OF INTEREST - Mrs Smyth declared that she knew the 46 Town Hill applicant {minute 244.3} and she took no part in this decision. Mrs Dean declared that her husband was the applicant in the 49 Offham Road application – {minute 245.2} Mrs Dean left the meeting before this application was considered.			
20/236	MINUTES of the meeting held on 25 th February were approved and are to be signed at a later date.			
20/237	MATTERS ARISING from the minutes not otherwise on the agenda 137.2 – Scrolling sign in the window of the Rain Grill – the Clerk confirmed that she was still waiting for a response from T&MBC enforcement and that she understood that all but emergency visits by the enforcement team had ceased due to the Covid -19 crisis. Clerk to speak with TMBC	Clerk	✓	
20/238	TMBC LOCAL PLAN			
	<ul style="list-style-type: none"> No update as to timetable following the cancellation of scheduled hearings due to Covid-19. Simon Kelly of Richard Buxton Solicitors has now been instructed to prepare a briefing 			

	<p>paper for Counsel to enable them to provide quotes for legal representation on the issue of the Green Belt in TMBC's Local Plan.</p> <ul style="list-style-type: none"> Mrs Dean reported that she had had a Zoom meeting with the developers of Hoath Wood and that it is anticipated that an Outline Planning application for 203 houses will be submitted in the Autumn and therefore possibly decided before the Local Plan. 			
20/239	<u>WEST MALLING NEIGHBOURHOOD PLAN</u>			
	Policy themes - Mr Thompson to review the feedback received from each committee with the possibility of a steering group session in July.			
20/240	<u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u>			
240.1	<p>TM/19/02937/FL - Land Adjoining Timbertops 166 St Leonards St West Malling. Retention of timber field shelter for horses</p> <p>Granted.</p> <p><i>[West Malling Parish Council Planning Committee had not objected to this application].</i></p>			
240.2	<p>TM/20/00277/PIP - Land rear of 119 & 121 Teston Road West Malling Permission in principle for up to 3 dwellings</p> <p>Granted</p> <p><i>[West Malling Parish Council Planning Committee had objected to this application].</i></p>			
20/241	<u>PLANNING APPLICATION REFUSALS</u>			
	<p>TM/20/00154/OA - Munsukh House 3 Orwell Spike West Malling ME19 4PB Outline Application for the construction of 6 additional dwellings within the site boundary.</p> <p>Refused</p> <p><i>[West Malling Parish Council Planning Committee had objected to this application].</i></p>			
20/242	<u>TREE APPLICATION APPROVALS</u>			
	<p>TM/20/00118/TNCA – 43 Offham Road West Malling ME19 6RB T1 Hazel to fell and T2 Holly to fell</p> <p>Approved.</p> <p><i>[West Malling Parish Council Planning Committee had asked for clarification as to why the applicant is asking for both trees to be felled, requested that the Holly be reduced rather than removed and did not object to the felling of the Hazel]</i></p>			
20/243	<u>PLANNING & TREE APPLICATION RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			
243.1	<p>TM//20/00289/FL - 50 Town Hill West Malling ME19 6QN - Single storey rear extension, first floor side extension, front entrance porch extension, garage conversion together with internal alterations and modifications.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee does not object to this application but would ask that further consideration be given to the style of windows on the proposed elevations as we consider that the suggested style is not in keeping with the character of the area.</i></p> <p><i>Subsequently, this application was approved by TMBC</i></p>			

<p>243.2</p>	<p>TM/20/00300/FL - 10 Churchfields West Malling ME19 6RJ Adaptation of existing rear extension and loft conversion including 4 Velux windows</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee does not object to this application.</i></p> <p><i>Subsequently, this application was approved by TMBC</i></p>		
<p>243.3</p>	<p>TM/20/00385/FL - Hopovers Eden Farm Lane West Malling ME19 6HL Internal alterations to form additional bedroom and associated rooflights.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee does not object to this application, but in the absence of details on materials to be used, the committee would ask that the rooflights are constructed so as to match the existing rooflights on the southern oast roof.</i></p> <p><i>Subsequently, this application was approved by T&MBC with the condition that the new rooflights match the existing.</i></p>		
<p>243.4</p>	<p>TM/20/00444/FL - 237 London Road West Malling ME19 5AD Erection of a 4 bedroom chalet bungalow with associated parking.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee objects to this application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>the size and scale of the proposed dwelling is an overdevelopment of the plot</i> • <i>access arrangements to the proposed dwelling do not form part of the public highway and are unsuitable.</i> <p><i>Subsequently, this application was refused by T&MBC.</i></p>		
<p>243.5</p>	<p>TM/20/00480/FL - 4 Orwell Spike West Malling ME19 4PB Revised application further to approval of application – TM/20/00480/FL Demolition of existing garage. Subdivision of existing site and construction of additional detached dwelling with integral garage, parking and replacement garage for existing dwelling.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee objects to this application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>the size and scale of the proposed dwelling is inappropriate for both the plot and its vicinity;</i> • <i>the unnecessary proximity to other houses;</i> • <i>the precedent that permitting infilling of this nature could set in the future;</i> • <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> • <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> • <i>the committee is of the opinion that the proposed first floor dormer on the garage is unsuitable as the neighbours will be overlooked.</i> <p><i>Subsequently, this application was approved by TMBC</i></p>		
<p>243.6</p>	<p>TM/20/00396/FL – 10 Sandown Road West Malling ME19 6NS Garage conversion and front dormer windows.</p> <p>The Planning Committee commented as follows:</p>		

	<p><i>West Malling Parish Council Planning Committee does not object to this application.</i></p> <p><i>Subsequently, this application was approved by TMBC</i></p>			
243.7	<p>TM/20/00171/RM - 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). Revised Plans</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council have had the opportunity to consider the revised plans and stand by their comments made in their letter of 27th February 2020. In addition the Parish Council would wish to make the following comments:</i></p> <ul style="list-style-type: none"> <i>following the removal of the trees lining King Hill, we ask that this barrier be reinstated with mature trees as a priority and as soon as is practicable.</i> <i>The Parish Council would request funding for additional streetlights on King Hill. The Parish Council owns the current system and would like to increase the number of its streetlights along this road to adoptable KCC standards.</i> 			
243.8	<p>TM/20/00757/FL - The Shire 131 Offham Road West Malling Kent ME19 6RE Existing single storey dwelling to be demolished, construction of a new chalet style dwelling.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council have had the opportunity to consider this application and object for the following reasons:</i></p> <ul style="list-style-type: none"> <i>The land sits entirely within the Green Belt, upon which demolition of the existing structure and the redevelopment of a new, larger one would not represent the exceptional circumstances required to permit it.</i> <i>The height of the building and the inclusion of living space featuring several roof lights and windows on the first floor will cause neighbouring properties to be overlooked.</i> <p><i>Subsequently, this application was approved by T&MBC.</i></p>			
243.9	<p>TM/20/00357/TNCA – St Mary’s Abbey, 52 Swan Street West Malling T119 Pissards Plum - reduce end weight from crown by up to 1.0m to alleviate stress on stem base, T161 Monterey Cypress with included union at approx. 3m above ground level - reduce eastern smaller stem only - reduce crown(s) by up to 2.0m, T218 Common Ash - re-pollard tree to previous points at approx. 5 metres, T224 Winter Cherry - reduce crown, focusing on south side, by up to 1.5m, T234 Indian Bean Tree - reduce crown by up to 1.5m on top and up to 2m on SE lateral branch to minimise risk of failure, T262 Common Horse Chestnut - reduce crown height only by up to 1.5m to minimise stress on basal defect and included union at 4m above ground level, T281a(NT) Leyland Cypress - lift low crown over car park to 2.5m, T285 Cider Gum - re pollard back to previous points at approx 15m above ground level, T299 Atlas Cedar - reduce three lateral branches over footpath (east side of crown) to minimise risk of further failure, T341 Common Lime - fell to near ground level, T347 Common Horse Chestnut - fell to near ground level, T354 Common Lime - fell to near ground level and T796 Holm Oak - fell tree to near ground level.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee does not object to this application].</i></p> <p><i>Subsequently, this application was approved by TMBC</i></p>			

<p>243.10</p>	<p>TM/20/0047/TNCA – West Malling Baptist Church, 63 Swan Street T1 Yew to raise the crown to approx. 3m and cut back north facing upper limb to boundary; T2 Willow to crown reduce by approx. 20%</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee does not object to this application].</i></p> <p><i>Subsequently, this application was approved by TMBC</i></p>		
<p>243.11</p>	<p>TM/20/00823/TNCA - 1 Abingdon Mews High Street West Malling Horse Chestnut to trim canopy by one third because of excess shading, excessive leaf litter and disease in the tree.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council has discussed this application and does not object to maintenance work being undertaken. The Council is keen to ensure that work is limited to that listed in the application and that the work is carried out by a reputable tree surgeon. If at all possible, the Council would ask that they be notified when the work is due to take place].</i></p> <p><i>Subsequently, this application was approved by TMBC</i></p>		
<p>243.12</p>	<p>TM/20/00791/TNCA - 19 Ryarsh Lane West Malling Silver Birch to remove due to damage caused to the rest of the garden.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council has considered this application and would ask that rather than the tree being felled, consideration be given to a crown reduction, draining and aerating of the soil which would hopefully solve any issues currently being caused].</i></p>		
<p>243.13</p>	<p>TM/20/00692/TNCA - 2 New Barns Oast 146 Lavenders Road West Malling T1 and T2 Sycamores on driveway - deadwood removal only, T3 Holly located RH side of driveway - remove to 0.5m in order to alleviate light issues to adjacent horse chestnut, T4 Willow located rear lawn - deadwood removal only T5 Purple Leaf Plum - remove to ground level due to interference with building and proximity and G1 Poplar and Ash over vegetable patch – cut back to fence line to a maximum height of 10m (previous) to alleviate light issues.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council has considered this application and has decided that it does not object to this application].</i></p> <p><i>Subsequently, this application was approved by TMBC</i></p>		
<p>243.14</p>	<p>TM/20/00691/TNCA - West Malling C of E Primary School Norman Road T1 Betula pendula located on far side of football pitch - remove to ground level.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council has considered this tree application and would ask that rather than the tree being felled, consideration be given to a crown reduction.</i></p> <p><i>Subsequently, this application was approved by TMBC</i></p>		
<p>20/244</p>	<p>BUILDING PLANNING APPLICATIONS</p>		
<p>244.1</p>	<p>TM/20/01048/RD - 4 Orwell Spike West Malling ME19 4PB Details of condition 2 (materials) and 4 (landscaping) submitted pursuant to planning permission TM/20/00480/FL (Demolition of existing garage. Subdivision of existing site and construction of additional detached dwelling with integral garage, parking and replacement garage for existing dwelling).</p>		

	<p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee met on the 10th June to discuss this application to discharge condition 2 pursuant to planning permission TM/20/00480/FL. The council does not have any comment to make and are content that the condition be discharged].</i></p>			
244.2	<p>TM/20/01015/FL & TM/20/01016/LB – Listed Building Application - 26 High Street West Malling ME19 6QR Proposed internal alterations and loft conversion on the first and second floor.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee met on the 10th June to discuss this planning application. The council does not object to this application in principle, but would ask that the Conservation Officer visit the property to give his / her opinion on the proposed works].</i></p>			
244.3	<p>TM/20/01012/LB - 46 Town Hill West Malling ME19 6QN Listed Building Application: further to receiving Listed Building Consent (application no: TM/19/00277/LB) the following changes are proposed: Introduction of stud wall behind living room door with existing door and frame retained and door fixed shut; altered location and construction of new internal wall between utility and WC; and removal of short section of single skin brickwork internal wall to WC and door shown dotted on the drawing.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee met on the 10th June 2020 to discuss this planning application and has decided that it does not object to this application].</i></p>			
244.4	<p>TM/20/01006/LB - 106 High Street West Malling ME19 6NE Listed Building Application: Re-pointing the front of the property, removing the painted timber shutters and painting the front door and associated refurbishment works. These refurbishments are: refurbish the existing front sash windows and re-decorate, re-point the front facade, repair the front render band at low level and paint black at low level, take down the front cast iron gutter, repair and put back as existing, decorate front door and front timber gates to match front door and re-paint roughcast wall to side front area with a white-wash.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee met on the 10th June 2020 to discuss this planning application. The council support the proposed repairs to the building, but are in agreement with the Conservation Officer that the shutters should remain unless it can be proven that they are a modern addition to the building].</i></p>			
244.5	<p>TM/20/01003/FL - 133 Norman Road West Malling Kent ME19 6RW Demolition of existing single storey rear extension and greenhouse and construction of new single storey side and rear extension, loft conversion with rear dormer and 2 no. rooflights to front elevation.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee met on the 10th June 2020 to discuss this planning application and has decided that it does not object to this application].</i></p>			
244.6	<p>TM/20/00986/LRD - Arundel House 88 High Street West Malling Details of Condition 2 (replacement glass) submitted pursuant to planning permission TM/19/02991/LB (removal of rotten front facing timber sash windows and installation of replacement timber sash windows to exactly replicate the existing windows).</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee met on the 10th June to discuss this application to discharge condition 2 pursuant to planning permission TM/19/02991/LB. The</i></p>			

	<i>council supports efforts being made to maintain as much of the original glass as is possible and would request that the council be informed as to how much original glass was able to be re-used].</i>			
244.7	<p>TM/20/01075/FL - 277 London Road West Malling ME19 5AE - Single storey rear extension to form a new living room.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee met on the 10th June 2020 to discuss this planning application and has decided that it does not object to this application].</i></p>			
20/245	<u>TREE PLANNING APPLICATIONS</u>			
245.1	<p>TM/20/01065/TNCA – 18 Town Hill West Malling ME19 6QN G1 Conifers to fell four conifers due to previous excessive trimming and low amenity value, stumps to be ground out and made suitable for replanting other species.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee met on the 10th June to discuss this planning application and has decided that it does not object to this application subject to re-planting].</i></p>			
245.2	<p>TM/20/01066/TNCA - 49 Offham Road West Malling ME19 6RB Prune ornamental Malus, Ornamental Cherry and 2x Magnolia; to reduce Magnolia Soulangeana by approx. 3m; and remove tree currently encroaching on Silver Birch in rear garden.</p> <p>The Planning Committee commented as follows:</p> <p><i>[West Malling Parish Council Planning Committee met on the 10th June to discuss this planning application and has decided that it does not object to this application].</i></p>			
20/246	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC - none</u>			
20/247	<p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE –</u></p> <p>Ms Margetts asked if the owners of Mccoys fish & chip shop had indicated when the shop window would be fixed. The Clerk confirmed that she had spoken with a member of staff who had indicated that she would ask her employer.</p>			
20/248	<u>TMBC AREA 2 PLANNING COMMITTEE – next meeting date Wednesday 1st July 2020</u>			
	Date of next planning meeting: Tuesday 24 th June 2020			
	<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>			