

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 28TH JULY 2020 , 7.30PM
VIA ZOOM CONFERENCE CALL

Present: Mr. David Thompson (Chairman)
Ms Gwyneth Barkham
Ms Sara Margetts (until 8.25)
Ms Camilla Medhurst
Mrs Yvonne Smyth

Also Present: From 8pm
Ms Rebecca Ford – DHA Planning
Mr David Paine – Fernham Homes
Mr Chris Loughhead - Fernham Homes
From 8.25pm
Representative for the 25 West Street application

Minute		Action by	Action	Response
20/309	<u>APOLOGIES FOR ABSENCE</u> – Mrs Dean, Ms Min Stacpoole and Mr Bullard			
20/310	<u>DECLARATIONS OF INTEREST</u> - Ms Margetts declared an interest in minute number 20/318 as the landowner is an ex colleague. Ms Margetts left the Zoom meeting before this application was discussed.			
20/311	<u>MINUTES</u> of the meeting held on 24 th June were approved and are to be signed at a later date.	DT		
20/312	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda – there were no matters arising.			
20/313	<u>TMBC LOCAL PLAN</u>			
	Simon Kelly of Richard Buxton Solicitors is continuing to amass evidence for the upcoming hearings. West Malling Parish Council now endorse the Crowdfunding scheme which has to date raised in excess of £4000. Delegation for Local Plan decision making – Clerk to discuss the way forward with Mrs Dean.	Clerk	✓	
20/314	<u>WEST MALLING NEIGHBOURHOOD PLAN</u>			

	It was noted that referendums had been suspended due to Covid-19. <i>Subsequent to the meeting, the Clerk confirmed that referendums had been suspended until 6th May 2021, although this date would be periodically reviewed.</i> https://uk.search.yahoo.com/search?fr=mcafee&type=E211GB384G0&p=neighbourhood+Plans+and+covid			
20/315	<u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u>			
315.1	<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>Approved</p> <p><i>West Malling Parish Council had made the following comments:</i></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> 			
315.2	<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>Approved</p> <p><i>[West Malling Parish Council had not objected to the discharge of the condition]</i></p>			
315.3	<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>Granted</p> <p><i>[West Malling Parish Council had not objected to this application]</i></p>			
315.4	<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>Granted</p>			

	[West Malling Parish Council had not objected to this application but has asked that the shutters remain in situ]			
315.6	<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>Granted</p> <p>[West Malling Parish Council had not objected to this application]</p>			
315.7	<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>Approved</p> <p>[West Malling Parish Council had not objected to the discharge of the condition]</p>			
315.8	<p>TM/20/01075/FL - 277 London Road West Malling ME19 5AE - Single storey rear extension to form a new living room.</p> <p>Granted</p> <p>[West Malling Parish Council had not objected to this application]</p>			
20/316	<u>TREE APPLICATION APPROVALS</u>			
316.1	<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>Granted</p> <p>[West Malling Parish Council had not objected to this application]</p>			
316.2	<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>Granted</p> <p>[West Malling Parish Council had not objected to this application]</p>			
20/317	<u>PLANNING APPLICATION RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			
	<p>TM/20/01226/FL 5 Orwell Spike West Malling ME19 4PB Erection of detached single family dwelling, enlarged and re-configured proposals to approved dwelling as planning permission TM/19/01212/FL.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this planning application and objects on the same grounds as stated in the original application, namely,</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 precedent that permitting infilling of this nature could set in the future and;</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.</i> 			

20/318	<u>BUILDING PLANNING APPLICATIONS</u>		
	<p>TM/20/01368/FL 25 West Street West Malling ME19 6QX Demolition of the existing building and the erection of one terrace of three x 3 bedroom homes together with the construction of a pair of semi-detached dwellings to the side (5 units in total) with associated revised access, parking, private gardens and landscaping.</p> <p>West Malling Parish Council commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th July 2020 to discuss this planning application and has decided that it objects to this application for the following reasons:</i></p> <ul style="list-style-type: none"> - <i>the proposals constitute overdevelopment of the site, with negative impacts on surrounding properties and localised visual amenity</i> - <i>the inadequacy of parking provision and the likelihood of that compounding existing parking challenges</i> - <i>the risks attached to joining the carriageway in a vehicle from the plot, which already includes dangerous sightlines that will be exacerbated by this development</i> - <i>the additional risks posed by increased vehicle movements adjacent to nearby West Malling Primary School.</i> 		
20/319	<u>TREE PLANNING APPLICATIONS</u>		
	<p>TM/20/01383/TNCA - 155 St Leonards Street West Malling ME19 6PE T1 Apple - Removal of previously coppiced stem, approx 3m tall and covered in ivy and epicormic growth. Stump and exposed roots to ground to below ground level. T2 Ash - removal of a single East facing and leaning lower limb.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th July to discuss this planning application and has decided that it does not object to this application.</i></p>		
20/320	<u>BLAISE FARM QUARRY PLANNING APPLICATION - KCC/TM/88/1002/RVARA / (KCC/TM/0121/2020)</u>		
	<p>PROPOSAL: Request for approval of details pursuant to conditions 4, 7, 8, 12, 17 and 27 of planning permission TM/88/1002 relating to 5-year schemes of working, restoration and aftercare, prior approval for static replacement processing plant and ancillary mobile plant and equipment, amended internal road layout, replacement weighbridge and weighbridge office, wheel wash, storage and staff welfare facilities and updated schemes of blasting and blast monitoring.</p> <p>Link to application: https://www.kentplanningapplications.co.uk/Planning/Display/KCC/TM/0121/2020?cuuid=6E46F302-8F6C-4EFC-8D95-93A5DEDDBA5E</p> <p>West Malling Parish Council support the response previously submitted by Offham Parish Council. West Malling parish Council responded as follows:</p> <p><i>West Malling Parish Council have considered the above application and do not wish to make any comments.</i></p> <p><i>The Council would however, wish to echo the comments previously submitted by Offham Parish Council regarding an increase in complaints from residents about the frequency of blasts and the detrimental effect that these blasts are having on residents of West Malling and the surrounding areas.</i></p>		

20/321	<u>ALLINGTON INTEGRATED WASTE MANAGEMENT FACILITY (IWMF)</u>			
	It was agreed that West Malling Parish Council on the whole support the proposals to extend the waste management facility. It was agreed that West Malling Parish Council would not respond to the consultation.			
20/322	<u>POTENTIAL FUTURE APPLICATION</u>			
	Members of the committee heard from representatives of DHA Planning and Fernham Homes regarding their plans to build 9 houses behind numbers 1 & 2 Orwell Spike. Details of the potential scheme were discussed. It is anticipated that following a period of consultation that an outline application will be submitted to T&MBC within the month.			
20/323	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations:</p> <p>The Rain Grill - It was noted that The Rain Grill have been given 21 days within which to remove the scrolling window sign.</p> <p>The Farmhouse - T&MBC will be investigating whether or not the recently erected marquee needs planning permission due to its size and location within the Conservation Area and proximity to Listed Buildings.</p> <p>Potential new investigations</p> <p>None</p>			
20/324	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
20/325	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> Ms Margetts reported that she is currently undertaking tree warden training sessions via Zoom; these sessions are proving to be successful.			
20/326	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – next meeting date Wednesday 12 th August 2020			
	Date of next planning meeting: tbc			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.03 pm</p> <p>Signed.....</p> <p>Date.....</p>			