

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 27TH OCTOBER 2020, 7.30PM
VIA ZOOM CONFERENCE CALL

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

Minute		Action by	Action	Response
20/453	APOLOGIES FOR ABSENCE – none received			
20/454	DECLARATIONS OF INTEREST - none			
20/455	MINUTES of the meeting held on 22 nd September were approved and are to be signed at a later date.	DT		
20/456	MATTERS ARISING from the minutes not otherwise on the agenda – [20/396.3] Gladman (condition 5 – ecological assessment) – the Clerk confirmed that details of mitigation measures have been provided by Crest Nicholson. Clerk to re-send email to all planning members.	Clerk	✓	
20/457	TMBC LOCAL PLAN			
	Hearings were held between 6 th & 8 th October at which discussions took place on the Duty to Cooperate and other legal compliance issues; the Inspector has expressed concerns in relation to legal compliance and as a result the hearings scheduled for weeks commencing 2 nd & 9 th November have been cancelled. A further letter from the Examining Inspectors is awaited.			
20/458	PLANNING APPLICATIONS – NEW BUILDING APPROVALS			
458.1	TM/20/01578/RD - Land East Of King Hill West Malling - Details of condition 5 (ecology assessment) pursuant to planning permission TM/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. Approved			

	[West Malling Parish Council had not objected to this application, but had asked that there be clarification from T&MBC and Crest Nicholson as to how the planned mitigation measures will be achieved].			
20/459	<u>WITHDRAWN APPLICATIONS</u>			
459.1	<p>TM/20/01676/FL & TM/20/01677/LB - Puckle Cottage 91 Norman Road West Malling ME19 6RN Listed Building Application: Proposed contemporary two storey extension to grade II listed building and garden room/home office.</p> <p>Withdrawn</p> <p>West Malling Planning Committee had objected to this application</p>			
459.2	<p>TM/20/01803/FL - 108 St Leonards Street West Malling ME19 6PD Demolition of the existing rear extension and the construction of new two storey extension, plus conversion of loft and new the formation of a new car parking space to the side of the house.</p> <p>Withdrawn</p> <p>West Malling Planning Committee had not objected to this application but raised concerns regarding the proposed access arrangements.</p>			
20/460	<u>PLANNING APPLICATION RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			
460.1	<p>TM/20/01999/TNCA - 123 High Street West Malling ME19 6ND TG1 7x small Conifers - fell all to near ground level.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this planning application and has decided that it does not object to this application.</i></p>			
460.2	<p>TM/20/01990/TNCA - 21 Police Station Road West Malling T1 Mulberry - lift by 3m and crown reduction by 20%</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this planning application and has decided that it does not object to this application.</i></p>			
460.3	<p>New Barns Oast Lavenders Road West Malling ME19 6HR Poplar P1 x 2: remove to ground level - 25m trees in close proximity to property have outgrown their situation.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this planning application and has decided that it does not object to this application.</i></p>			
460.4	<p>TM/20/02086/RD - Land East Of King Hill West Malling Details of condition 6 (archaeology), 9 (materials) and 19 (risk assessment) submitted pursuant to planning permission TM/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 has considered this planning application and has decided that it does not object to this application.</i></p>			

460.5	<p>TM/20/02041/FL - The Shire 131 Offham Road West Malling ME19 6RE Variation of condition 3 (obscure glazing) pursuant to planning permission.</p> <p>The Planning Committee did not comment on this application.</p>		
460.6	<p>TM/20/02030/RM - Land Adjoining 121 Teston Road West Malling Reserved Matters application pursuant to condition 1 (landscaping) of outline planning permission TM/18/01232/OA (Outline application for the erection of 2 No. dwellings)</p> <p>The Planning Committee did not comment on this application.</p>		
20/461	BUILDING PLANNING APPLICATIONS		
461.1	<p>TM/20/02175/FL - 108 St Leonards Street West Malling ME19 6PD Demolition of existing rear extension and the construction of new two storey extension and loft conversion</p> <p>West Malling Parish Council commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this planning application and has decided that it does not object to this application.</i></p>		
461.2	<p>TM/20/02239/FL - Development Site South of 1 And 2 Orwell Spike West Malling Construction of 9 detached dwellings together with associated access, landscaping and drainage works.</p> <p>West Malling Parish Council commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this planning application and has decided that it objects to this application.</i></p> <ul style="list-style-type: none"> • <i>permitting this development would effectively merge the settlements of West Malling and Kings Hill, removing the last contiguous piece of green space between them at the southern end of the parish. This would seriously impact the rural setting of both West Malling and Kings Hill and would set a precedent for accepting urban sprawl across Tonbridge and Malling</i> • <i>the type of housing proposed for this site does not match demand. The significant number of large 4/5 bedroom properties available in Kings Hill points to a saturation of large houses of this type. Notwithstanding out other objections, proposals for smaller houses on the site would more closely match local demand. As a result of the current proposals, the new housing they provide will be unlikely to represent affordable housing.</i> • <i>there are far too many houses proposed for this site. The level of density outlined in the plans is too high for a small corner site such as this one.</i> • <i>The design of the houses themselves is disappointing, with the largest set over three floors particularly poor. When looking to build within the bounds of the local aesthetic, the vernacular found in the centre of the settlement should be the starting point, rather than those newer properties on the outskirts.</i> • <i>there are a large number of sizeable garages provided for each property, placing an emphasis on private rather than public transport at a time when local authorities, including TMBC, have declared a climate emergency.</i> 		
461.3	<p>TM/20/02202/LB - 115 St Leonards Street West Malling ME19 6PE Listed Building Application: Repairs and renovation works to front elevation, box gutter, parapet and roof structure</p> <p>West Malling Parish Council commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this planning application and has decided that it does not object to this application.</i></p> <ul style="list-style-type: none"> • <i>the proposed recommendations appear to be urgently required to safeguard this historic property for the future</i> 		

	<ul style="list-style-type: none"> where possible, care should be taken to salvage and reuse existing materials or replace them with similar. 			
20/462	<u>BROADWATER FARM</u>			
	<p>It was noted that the Berkeley Homes public consultation has now been launched - See https://www.berkeley-broadwater.co.uk/ (deadline 5th November).</p> <p>It was agreed that WMPC would not respond to the public consultation, the Council would comment once an Outline Application had been submitted to T&MBC.</p> <p>It was agreed that the Committee consider asking Berkeley Homes to a committee meeting so as to discuss the current plans.</p>			
20/463	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations:</p> <p>The Farmhouse marquee – the Clerk is awaiting an update from T&MBC as to whether or not the marquee requires planning permission.</p> <p>Potential new investigations</p> <p>It was noted that McCoys Fish & Chip shop has an illuminated sign in the window. Clerk to report this to T&MBC for their consideration.</p>			
20/464	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
20/465	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
20/466	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – next meeting date Wednesday 4 th November 2020			
	Date of next planning meeting: Tuesday 24 th November 2020			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.25 pm</p> <p>Date.....</p>			