

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON TUESDAY 24<sup>TH</sup> NOVEMBER 2020, 7.30PM  
VIA ZOOM CONFERENCE CALL

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

**Also Present** 3 West Malling residents

Minute		Action by	Action	Response
20/ 522	<b>APOLOGIES FOR ABSENCE</b> – Ms Camilla Medhurst			
20/523	<b>DECLARATIONS OF INTEREST</b> - Ms Barkham declared an interest in [20/531.2] as a resident of St Leonards Street. Ms Barkham took no part in this application.			
20/524	<b>MINUTES</b> of the meeting held on 27 <sup>th</sup> October were approved and are to be signed at a later date.	DT		
20/525	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda  [20/462] – <b>Broadwater Farm</b> – the Clerk confirmed that Kings Hill Parish Council has been approached regarding a joint meeting with Berkeley Homes and that Berkeley Homes have previously indicated that they would be agreeable to meet with parishes.			
20/526	<b>TMBC LOCAL PLAN</b>  No update. Letter from Examining Inspectors is awaited.			
20/527	<b>WATES</b>  Receipt of T&MBC Inquiry notice was noted including link to the PINS YouTube channel: <a href="http://www.youtube.com/channel/UCQqDetL1R5aRgbNm8PDViNw">www.youtube.com/channel/UCQqDetL1R5aRgbNm8PDViNw</a> The appeal is to be held virtually and will commence on 1 <sup>st</sup> December 2020.			
20/528	<b>PLANNING APPLICATIONS – NEW BUILDING APPROVALS</b>			
528.1	<b>TM/20/01945/LB</b> - 115 St Leonards Street West Malling ME19 6PE Listed Building Application: Take down and rebuild chimney stack on northern flank of building and renovation and repair to chimney on southern flank.  Granted			

	<i>[West Malling Parish Council had not objected to this application]</i>			
<b>528.2</b>	<p><b>TM/20/01939/FL</b> - 4 Orwell Spike West Malling ME19 4PB 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>Granted</p> <p><i>[West Malling Parish Council had objected to this application]</i></p>			
<b>528.3</b>	<p><b>TM/20/01923/FL</b> - Tower Farm Offham Road West Malling Construction of a road linking existing entrance/access onto Teston Road with livery stables.</p> <p>Granted</p> <p><i>[West Malling Parish Council had not objected to this application]</i></p>			
<b>528.4</b>	<p><b>TM/20/02041/FL</b> - The Shire 131 Offham Road West Malling ME19 6RE Variation of condition 3 (obscure glazing) pursuant to planning permission TM/20/00757/FL (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>Granted</p> <p><i>[West Malling Parish Council did not comment on this this application]</i></p>			
<b>528.5</b>	<p><b>TM/20/02030/RM</b> - 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>Approved</p> <p><i>[West Malling Parish Council did not comment on this this application]</i></p>			
<b>528.6</b>	<p><b>TM/20/02202/LB</b> - 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>Granted</p> <p><i>[West Malling Parish Council had not objected to this application]</i></p>			
<b>528.7</b>	<p><b>TM/20/02175/FL</b> - 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>Granted</p> <p><i>[West Malling Parish Council had not objected to this application]</i></p>			
<b>20/529</b>	<b>TREE APPLICATION APPROVALS</b>			
<b>529.1</b>	<p><b>TM/20/01990/TNCA</b> - 21 Police Station Road West Malling T1 Mulberry - lift by 3m and crown reduction by 20%</p> <p>No Objection</p> <p><i>[West Malling Parish Council had not objected to this application]</i></p>			
<b>529.2</b>	<p><b>TM/20/02114/TNCA</b> - 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>			

	No Objection <i>[West Malling Parish Council had not objected to this application]</i>			
529.3	<p><b>TM/20/01999/TNCA</b> - 123 High Street West Malling ME19 6ND 7x small Conifers - fell all to near ground level</p> <p>No Objection</p> <p><i>[West Malling Parish Council had not objected to this application]</i></p>			
20/530	<b><u>PLANNING APPLICATION RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></b>			
530.1	<p><b>TM/20/01999/TNCA</b> - 26 Frog Lane West Malling ME19 6LN Sycamores x 3 that require a 3m lateral reduction overhanging garden from Network Rail land.</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> <p><i>This application was subsequently approved by TMBC</i></p>			
20/531	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
531.1	<p><b>TM/20/02361/FL</b> - Appledene Farm Norman Road West Malling Proposed development of two detached self-build dwellings with associated amenity space and creation of a new vehicular access.</p> <p>West Malling Parish Council commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this planning application and has decided that it objects to this application for the following reasons:</i></p> <ul style="list-style-type: none"> <li>• <i>this site sits on the Green Belt and any decision to approve this type of development here would set a damaging precedent for other spaces in the Green Belt. The development does not meet the exceptional circumstances which permit development on the Green Belt.</i></li> <li>• <i>the site is classified as ALC Grade I, the highest quality agricultural land and should be protected as such.</i></li> <li>• <i>the access proposed to this development exits onto the narrowest part of Norman Road, a road which already poses several risks to pedestrians and motorists owing to traffic levels, speed and parked cars. Adding vehicular access at this point on the road would pose unacceptable, additional risk.</i></li> <li>• <i>we have concerns about the ecology report prepared for the application, which indicates no presence of protected wildlife. However, we note that this research does not include any fieldwork and is entirely desk-based. It is therefore likely that it may be missed the presence of bats and dormice which are present on neighbouring Macey's Meadow and on surrounding properties.</i></li> <li>• <i>this proposal does not meet local housing demand, constituting as it does two large detached dwellings, when smaller residential units are what is primarily needed for local residents.</i></li> </ul>			
531.2	<p><b>TM/20/02363/LB</b> - 103 St Leonards Street West Malling ME19 6PE Listed Building Application: Erection of two storey rear extension, demolition as required to facilitate works, (amendment to previously approved applications: TM/16/03376/LB and TM/16/03375/FL). Amendments to width of bi-folding doors and size of roof light in bedroom at 103 St Leonards St.</p> <p>This application was deferred in order for the Clerk to ascertain the dimensions of the proposed roof light in comparison to the one that has already been agreed and for clarification</p>			

	on the bi-fold doors. Subsequently it was agreed not to comment on this application.			
<b>20/532</b>	<b><u>DRAFT BUDGET</u></b> – see below			
<b>20/533</b>	<b><u>KCC STATEMENT OF COMMUNITY INVOLVEMENT &amp; SAFEGUARDING SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION</u></b>			
	The County Council as minerals and waste planning authority is currently undertaking public consultations on an updated Statement of Community Involvement and an updated Safeguarding Supplementary Planning Document. Link- <a href="https://consult.kent.gov.uk/portal/statement_of_community_involvement_2020">https://consult.kent.gov.uk/portal/statement_of_community_involvement_2020</a> Deadline 15 <sup>th</sup> January 2021  It was agreed that WMPC would not submit a response.			
<b>20/534</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
	<b>Current investigations:</b>  Update awaited on The Farmhouse gazebo and illuminated sign in McCoys Fish & Chip Shop.  <b>Potential new investigations</b> – there were none			
<b>20/535</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none			
<b>20/536</b>	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b> –  <b>Scared Crow, 79 Offham Road</b> – Mr Thompson noted that an application for a change of use from public house to housing has been submitted to T&MBC. Members agreed that consideration should be given to the building being potentially registered as an Asset of Community Value. It was noted that The Scared Crow is the only pub in the town that is not in the centre of town.  <b>St Leonards Street</b> – there was a discussion regarding building work and a potential statutory nuisance. The Clerk advised that she would contact T&MBC for advice.  <b>Clare House, East Malling</b> – Mr Thomson noted the large scale dumping of rubbish on the driveway. Clerk to notify KCC of ongoing issue.	<b>Clerk</b>	<b>✓</b>	
<b>20/537</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> December 2020			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.10 pm  Signed.....  Date.....			

**Draft Budget 21/22**

<b>Planning Committee</b>					
<b>Income</b>	<b>Budget 2021-22</b>	<b>YTD</b>	<b>Budget 2020-21</b>	<b>YTD</b>	
Local Plan				1000.00	
Neighbourhood Plan Grant (1)	9000.00		9000.00		
<b>Total</b>	<b>9000.00</b>	<b>0.00</b>	<b>9000.00</b>	<b>1000.00</b>	
<b>Expenditure</b>	<b>Budget 2021-22</b>	<b>YTD</b>	<b>Budget 2020-21</b>	<b>YTD</b>	
Neighbourhood Planning	7200.00		7200.00		
Neighbourhood Planning	1800.00		1800.00		
Mapping	100.00		100.00	90.00	
Local Plan	3000.00		3000.00	2000.00	
TCPA Subscription	110.00		110.00		
<b>Total</b>	<b>12210.00</b>	<b>0.00</b>	<b>12210.00</b>	<b>2090.00</b>	
Surplus/-deficit	-3210.00	0.00			