

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 22ND FEBRUARY 2021, 7.30PM VIA ZOOM CONFERENCE CALL

Present: Mr. David Thompson (Chairman)
Mr Keith Bullard
Mrs Trudy Dean – until 7.48
Ms Sara Margetts
Ms Min Stacpoole

Minute		Action by	Action	Response
21/122	APOLOGIES FOR ABSENCE – Ms Barkham & Ms Medhurst.			
21/123	DECLARATIONS OF INTEREST - none			
21/124	MINUTES of the meeting held on 26 th January were approved and are to be signed at a later date.	DT		
21/125	MATTERS ARISING from the minutes not otherwise on the agenda [21/60] – Potential Planning application for a care home on Lucks Hill. It was noted that the developers had contacted the Parish Council with additional comments in respect of 20mph consultation, street lighting, enhancing the boundary, pedestrian crossing, drainage, clarification of boundary, access and car parking. In respect of speed limit, street lighting and the pedestrian crossing, the Council is being asked if they have any particular views on these issues which the project team could take forward as part of the pre-application process for feedback. To be considered at Full Council. Clerk to note agenda	Clerk	✓	
21/126	TMBC LOCAL PLAN			
126.1	T&MBC letter to Inspectors - it was noted that T&MBC had now responded to the Inspectors' letter dated 15 th December 2020. The full response can be found at: www.tmbc.gov.uk/_data/assets/pdf_file/0003/1098525/ED69_TMBC_Response_to_Inspectors_290121.pdf			
126.2	MP letter to Secretary of State - it was noted that Tom Tugendhat MP and Tracey Crouch MP had written to the Secretary of State for Housing, Communities & Local Government asking that the Government intervene.			
126.3	In view of the letters from T&MBC to the Inspectors and Tom Tugendhat to the Secretary of State, it was agreed that WMPC Planning Committee would not send their letter to the Inspectors, but would wait for a response to either of the above letters.			

21/127	<u>PLANNING APPLICATIONS – T&MBC DECISIONS</u>			
127.1	<p>TM/20/02922/FL - 21 Sandown Road West Malling ME19 6NU Proposed ground floor infill/extension and first floor extension over.</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>			
21/128	<u>WITHDRAWN APPLICATIONS</u>			
	<p>TM/20/02788/LB & TM/20/02787/FL 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 application: TM/16/03376 and TM/16/03375. Amendments to width of bifolding doors and size of roof light in bedroom 1 at 103 St Leonards Street).</p> <p>[West Malling Parish Council Planning Committee did not object to these applications]</p>			
21/129	<u>PLANNING APPLICATION CONSIDERED & RESPONSE SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			
	<p>TM/21/00169/TNCA – Priors House 18 King Street West Malling ME19 6QT Sweet Chestnut T1 to re-pollard to previous points; Holly tree T2 to reduce by 25%; and Silver Birch T3 to fell to ground level.</p> <p>The Planning Committee had commented:</p> <p>West Malling Parish Council Planning Committee has considered this application and although the committee does not object to the application, members of the committee would ask that consideration be given to replacing the felled Silver Birch with another suitable tree.</p>			
21/130	<u>BUILDING PLANNING APPLICATIONS</u>			
130.1	<p>TM/21/00176/FL - 181 Norman Road West Malling ME19 6RW Demolition of existing single garage to side of house, construction of new single storey side extension containing bathroom and living area.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd February to discuss this application and has decided that it does not object to this application.</i></p>			
130.2	<p>TM/21/00081/FL & TM/21/00082/LB - 10A Swan Street and 65 High Street West Malling Listed Building Application: Internal changes to 10a Swan Street and some alterations to the existing fenestration; construction of a new single storey refuse store to the rear; removal of the existing external plant by relocating this on to the second floor internally; breaking through from No.10a to join the property with the existing no.65 High Street and minor internal alterations to No.65; change of use of no.10a from Class E(A) and no.65Class E(b) to a combined Class E(a) and Class E(b) establishment.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd February to discuss this application and objects to the application on the basis that:</i></p> <ul style="list-style-type: none"> • <i>The proposed bin store to the rear of the property sits adjacent to the grade 1 listed Ancient House, a nearby Grade 2 listed building and within the historic core of West Malling</i> • <i>The placement of the bin store will obstruct the gable end elevation of the Ancient House, obscuring its most valuable aspect which includes a number of unique, historic elements, including a tufa arch at ground level.</i> 			

	<ul style="list-style-type: none"> • <i>While the bin store is conceived as a temporary structure, the application proposes it to sit on a more permanent concrete base which is unsuitable given the sensitivity of the location. Such a concrete base may also place additional weight on the rumoured undercroft present at the site, which while unconfirmed has long been the subject of conjecture.</i> <p><i>In addition, the Committee NOTES that:</i></p> <ul style="list-style-type: none"> • <i>The development of this site provides an opportunity for valuable archaeological work to take place around the Ancient House, seeking artefacts and evidence for either the undercroft of the suspected presence of a nearby Roman Road. The LPA should consider the unique potential to undertake these works that this application represents.</i> • <i>The Ancient House has outstanding heritage value and its proposed configuration as a service area for the proposed delicatessen and wine bar underutilises this valuable asset. Consideration should be given as to how the space in which the current application proposes a bin store could be used as an attractive area for shoppers, visitors and residents which draws people through the building and into Mill Yard - for example, an external café style seating area which would allow the beauty of the Ancient House to be fully appreciated. .</i> 		
<p>130.3</p>	<p>TM/21/00284/LB - 181 St Leonards Street West Malling ME19 6PE Listed Building Application: Internal works to include the replacement of gas, heating and electricity systems, installation of underfloor heating, installation of wood burning stoves, replacement kitchen and bathroom fittings and general internal works of repair, redecoration and refurbishment. External works to include like for like render replacement to the rear wing, replacement of guttering and downpipes, installation of a boiler flue to the rear elevation, removal of redundant brickwork structure to the SW elevation and general external works of repair, redecoration and refurbishment.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd February to discuss this application and has decided that it does not object to this application.</i></p>		
<p>130.4</p>	<p>TM/21/00289/RD - 4 Orwell Spike West Malling ME19 4PB Details of Condition 4 (contamination) pursuant to planning permission TM/20/01939/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>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd February to discuss this application to discharge Condition 4 and has decided that it does not object.</i></p> <p><i>The Committee would ask that a condition re piling be added to ensure that the CFA method be used so as to minimise the disturbance to neighbouring residents - as per the comment of Peter Thomason of Environmental Health.</i></p>		
<p>130.5</p>	<p>TM/21/00189/FL & TM/21/00190/LB - 41 Swan Street West Malling ME19 6JU Listed Building Application:- Replace the broken wooden gates to the front of the property, leading directly onto Swan Street, with cast iron electrically operated gates.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd February to discuss this application and has decided that it objects on the basis that:</i></p> <p><i>While efforts have been made to ensure that the gates are in-keeping with those present at other properties in the vicinity, this important aesthetic element is degraded by the inclusion of black panels attached to the rear of the gates. This is not a feature that is present on other nearby gates of similar design and impacts on the heritage value of the building itself, which is subject to Grade II listed status, as well as the overall street scene. Construction of the gates</i></p>		

	<i>without this boarding would represent an acceptable option.</i>			
130.6	<p>TM/21/00325/FL 127 Offham Road West Malling ME19 6RE Ground floor extension, new rear hipped dormers, new gable roof to a large existing dormer, internal alterations and refurbish including a new location of the stairs, improvements to the front elevation and ground floor and first floor bathrooms construction. The entrance door to the existing house and one of the windows will be relocated. Demolition of the existing dormer and demolition of two outbuildings in the rear garden. A greenhouse to the south-east of the house, and store to the south-west of the house. Hard landscaping to rear and front gardens.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>The Committee is of the opinion that this is an inappropriate development of the Green Belt with does not meet the exceptional circumstances required to be permitted. This has been the longstanding view of the Committee in response to several recent applications.</i></p> <p><i>The Committee is also of the opinion that the proposed extension is disproportionate to the existing building and that the aesthetics of the new design are both suboptimal in quality and not in-keeping with the architectural merits of the rest of the property.</i></p>			
130.7	<p>TM/21/00345/PDVOR - 2 - 4 High Street West Malling Prior Notification: change of use from Office (Class B1a) to 4 no. residential units under the provisions of Class O of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended)</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>We note that this is an application to determine if prior approval is required for a proposed Change of Use, however, the Parish Council considered this matter on 22nd February and would wish to make the following comments at this stage:</i></p> <p><i>The Committee is of the opinion that due to the location of this site i.e. opposite the village green, at the entrance to the town and in the Conservation Area, that should a change of use be granted, external works undertaken should ensure that the building has a more residential look and feel. This could include but should not be limited to the addition of planters and green space at the front of the property, external cladding which ties the structure in with nearby properties on Ryarsh Lane or Davison Close and the removal of the informal parking area to the front of the building.</i></p>			
130.8	<p>TM/21/00364/FL - Hopovers Eden Farm Lane West Malling ME19 6HL Formation of 1200mm wide door opening at ground floor from living room (east elevation) into garden and insertion of a pair of glazed timber doors.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd February to discuss this application and has decided that it does not object to this application.</i></p>			
21/131	<u>RIGHT TO REGENERATE</u>			
	<p>Members had not had the opportunity to read the draft response. It was agreed that this be added to the Full Council agenda for brief consideration in view of the deadline. https://www.gov.uk/government/news/right-to-regenerate-to-turn-derelict-buildings-into-homes-and-community-assets Deadline 15th March</p>	Clerk	✓	
21/132	<u>T&MBC AIR QUALITY CONSULTATION</u>			
	<p>It was agreed that this consultation was primarily a consultation for the Highways Committee but that there were elements that could overlap onto other committees including planning, issues such as sustainability and new builds. It was agreed that this be listed on the Full Council agenda to consider way forward.</p>	Clerk	✓	

	It was noted that the consultation deadline will be extended as TMBC is currently experiencing IT issues with the consultation.			
21/133	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations:</p> <p>T&MBC have confirmed that they have contacted Roses Juice Bar who have been advised that the structure should be removed and planning permission applied for (should they wish to do so). If the structure is not removed, formal enforcement action will be taken.</p> <p>Potential new investigations – there were none</p>			
21/134	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
21/135	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
21/136	<u>TMBC AREA 2 PLANNING COMMITTEE –</u> Wednesday 24 th February 2021			
	Date of next planning meeting: Tuesday 23 rd March 2021			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.38 pm</p> <p>Signed.....</p> <p>Date.....</p>			