

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 23RD MARCH 2021, 7.30PM VIA ZOOM CONFERENCE CALL

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

Also Present: Mr Stephen Thomas (representing The Farmhouse) until 7.45
Resident
Representative of Curtin & Co

Minute		Action by	Action	Response
21/181	<u>APOLOGIES FOR ABSENCE</u> – none			
21/182	<u>DECLARATIONS OF INTEREST</u> – Ms Medhurst declared an interest in minute number 21/189.4 as she knows the applicant. Ms Medhurst took no part in this application.			
21/183	<u>MINUTES</u> of the meeting held on 22 nd February were approved and are to be signed at a later date.	DT		
21/184	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda - none			
21/185	<u>TMBC LOCAL PLAN</u> There is no update			
21/186	<u>NEIGHBOURHOOD PLAN</u> It was noted that nationally progress had been halted due to Covid 19; no referendums or elections can take place until 6 th May (date subject to review) and this includes Neighbourhood Plan referendums. Due to regulations on social distancing / stay at home guidance, WMPC has been unable to conduct the necessary public consultations. To be reviewed.			
21/187	<u>WATES APPEAL</u> It was noted that Wates had been successful in their appeal against the T&MBC decision to refuse the planning application for up to 250 houses on the site known as Forty Acres. The committee expressed disappointment that they had heard the decision via social media and Kent online rather than via the Chairman of the Parish Council.			

21/188	PLANNING APPLICATIONS – T&MBC DECISIONS		
188.1	<p>TM/20/01909/RD - Land East Of King Hill West Malling Details of conditions 8 (levels), 12 (boundary treatment), 17 (refuse) and 23 (surface water drainage) 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>Approved</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>		
188.2	<p>TM/20/02624/LB - 115 St Leonards Street West Malling ME19 6PE 115 St Leonards Street West Malling Kent ME19 6PE Listed Building Application: Renovation and structural repair works to house including provision of bracing and beams to support roof structure and chimneys; replacement wiring and plumbing; installation of new kitchen units, creation of en-suite bathroom; repairs to floor and wall coverings; works to fire places to remove modern installations; removal of part of pantry wall and general repairs to internal wall finishes, plasterwork and redecoration.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee did not object to this application but did ask that the Conservation Officer consider the detail of the application]</p>		
188.3	<p>TM/21/00047/FL – The Ferns 99 Norman Road West Malling ME19 6RN Demolition of existing conservatory and replacement side extension.</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>		
188.4	<p>TM/20/02630/FL - 3 Offham Road West Malling ME19 6RB Details of condition 4 (surface and drainage) submitted pursuant to planning permission TM/17/00043/FL (Demolition of existing garage and partial demolition of single storey bungalow to create a two storey detached family house).</p> <p>Approved</p> <p>[WMPC did not submit any comments]</p>		
188.5	<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>Granted</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>		
188.6	<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>Granted</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>		

188.7	<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>Approved</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>		
188.8	<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>No Objection</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>		
21/189	<p>BUILDING PLANNING APPLICATIONS</p>		
189.1	<p>TM/21/00435/LB Listed Building Application 103 St Leonards Street West Malling ME19 6PE : 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 commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd March to discuss this application and has decided that it does not object to this application.</i></p>		
189.2	<p>TM/21/00434/FL 103 St Leonards Street West Malling ME19 6PE 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 commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd March to discuss this application and has decided that it does not object to this application.</i></p>		
189.3	<p>TM/21/00381/FL - 5 New Barns Oast 142A Lavenders Road West Malling Kent ME19 6HR Loft conversion with 2x velux windows to be fitted in roof space.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd March to discuss this application and has decided that it does not object to this application.</i></p>		
189.4	<p>TM/21/00577/FL - The Crest 44 King Hill West Malling Kent ME19 4PL Demolition of existing dwelling, domestic outbuildings and sheds, and erection of 3 No. detached dwelling houses with associated alterations to access, parking, turning and landscaping.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd March to discuss this application and objects to this application for the following reasons:</i></p> <p><i>The site is situated in designated Green Belt land and the development does not meet the exceptional circumstances required to permit it.</i></p> <p><i>The design of the proposed structures are lacking aesthetically and are not in-keeping with surrounding, vernacular architecture.</i></p>		

	<p><i>Access to and from this property is potentially dangerous, exiting as it does onto a fast (40mph) stretch of road which regularly suffers from speeding problems.</i></p> <p><i>Despite extensive overdevelopment over the road at Orwell Spike, this level of urbanisation should not be allowed to continue on the other side of King Hill.</i></p>			
21/190	<u>TREE APPLICATIONS</u>			
	<p>TM/21/00576/TPOC - 30A Swan Street West Malling Kent ME19 6LP Sycamore T1 crown reduction of approx 20% and internal thinning of 15%</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd March to discuss this application and has decided that it does not object to this application.</i></p>			
21/191	<u>THE FARMHOUSE, HIGH STREET - VARIATION OF PREMISES LICENCE.</u>			
	<p>Members of the committee considered an application to temporarily vary the licence for the outside / garden area for the period 12th April – 30th September.</p> <p>An application has been submitted to T&MBC to extend the licensed operation for one hour with a close time of 23:00 hours. Mr Thomas who represents the premises, stated that there would be no new admissions into the garden / terraced areas after 22:00 hours; no live music; table service only; no vertical drinking and customers can only consume alcohol if they are seated at a table.</p> <p>The committee agreed unanimously that they would support the application.</p>			
21/192	<u>DESH, HIGH STREET – PAVEMENT LICENCE APPLICATION</u>			
	<p>Members of the committee considered a pavement application for 5 tables and 18 chairs to be placed on the highway outside of the restaurant; the application is for 4 tables of 4 persons and 1 table for 2 persons. Having considered the application, the committee objected and the following response was submitted to T&MBC:</p> <p><i>West Malling Parish Council has today considered the pavement licence application in respect of Desh, 68-70 High Street and would wish to make the following comments.</i></p> <p><i>Notwithstanding the support that West Malling Parish Councils wishes to provide the town's hospitality industry in light of the pandemic, the Committee OBJECTS on the basis that:</i></p> <p><i>The requested hours of use are both too lengthy and run too late into the evening. The Committee would suggest hours of 12pm - 7pm would be more appropriate.</i></p> <p><i>The numbers of covers requested are excessive and will impede access to and along the pavement. The Committee would suggest 12 covers all located in front of the main windows of the premises would be more appropriate.</i></p> <p><i>The situation of dining furniture to the right hand side of the entrance to the premises may present challenges for less able people, particularly those using mobility scooters and other mobility equipment.</i></p>			
21/193	<u>STREET NAME CONSULTATION - LAND EAST OF KINGS HILL</u>			
	<p>The committee were asked to consider potential street names for the new development on King Hill. The potential names suggested by the developer were grouped into the categories of bird names, varieties of fruits and nuts and World War plane names.</p> <p>The committee commented as follows:</p> <p>The Parish Council has considered the list of suggested names and from those would favour</p>			

	the adoption of names which relate to fruit / nuts. However, the Council would ask that the developer be asked to consider in addition names that relate to heritage apples as they believe that this would be fitting.			
21/194	<u>T&MBC AIR QUALITY CONSULTATION</u>			
	<p>It was noted that the consultation deadline has now been extended to 19th April, the following comments are to be agreed at Full Council:</p> <p>The impact on clean air of residential and commercial developments is also a key factor to consider. Given the importance of keeping our air clean to public health, in particular the impact that high levels of particulate material can have on respiratory health and on the rate of incidence of other conditions such as heart disease, it should be a consideration for all development in Tonbridge and Malling.</p> <p>Planners should require the highest possible standards of sustainable design and tools designed to improve air quality. These should include:</p> <ul style="list-style-type: none"> · A requirement to include alternative energy provision on all new developments. This could include a combination of solar power, deep and efficient ground source heat pumps and other renewable means of energy generation. Consideration should be given to stipulating that a proportion of the total energy input to new builds should come from renewable sources, to be determined at planning stage. · A further requirement that all new builds are equipped with the highest possible grade insulation materials, limiting heat loss, improving home efficiency and reducing energy usage · Electric car charging points wherever possible and as a requirement for new builds. In some instances, it will be possible to install exterior, standalone chargers and this should be encouraged. In other locations it will be necessary to consider other means, which could include simply having power connections provided to outdoor space. · Recognition of the power of planting as a means of dramatically improving air quality. Small quantities of trees are simply not effective and developers should be encouraged to include low-growing planting and species which are particularly effective at carbon capture such as cotoneaster wherever possible. · Consideration in larger developments of communal heating systems. These are often popular with residents and provide a cheap, effective and efficient way of heating homes. Lessons could be learnt here from ambitious proposals and developments overseas and in the UK, for example in the London Borough of Enfield. <p>When it comes to commercial development, all of the above should apply at scale, in a way which reflects the increased energy and resource consumption of commercial activities.</p> <p>In addition to requiring developers to go further on clean air and sustainable design, planners should also work with residents to encourage the inclusion of similar systems and materials in upgrades and extensions to existing buildings.</p>			
21/195	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations:</p> <p>Roses Juice Bar – awaiting update from T&MBC enforcement.</p> <p>Farmhouse marquee – it was noted that licenced premises are being encouraged to erect marquees in outside spaces to assist with Covid restrictions on re-opening.</p> <p>Potential new investigations – there were none</p>			
21/196	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			

21/197	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none		
21/198	<u>TMBC AREA 2 PLANNING COMMITTEE –</u> Wednesday 7 th April 2021		
	Date of next planning meeting: Tuesday 27 th April 2021		
	<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>		