

# WEST MALLING PARISH COUNCIL

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 15<sup>TH</sup> APRIL 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:** Resident

Minute		Action by	Action	Response
21/235	<b>APOLOGIES FOR ABSENCE</b> – Mr Keith Bullard			
21/236	<b>DECLARATIONS OF INTEREST</b> – none			
21/237	<b>MINUTES</b> of the meeting held on 23 <sup>rd</sup> March were approved and are to be signed at a later date.	DT		
21/238	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda - none			
21/239	<b>TMBC LOCAL PLAN</b>			
	<b>MP letter to Secretary of State</b> - it was noted that to date, a response had not been received to the letter written by Tom Tugendhat MP and Tracey Crouch MP to the Secretary of State for Housing, Communities & Local Government which had asked for Government intervention.			
21/240	<b>NEIGHBOURHOOD PLAN</b>			
	There is no update			
21/241	<b>PLANNING APPLICATIONS – T&amp;MBC DECISIONS</b>			
241.1	<b>TM/21/00434/FL TM/21/00435/LB</b> - 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 bi-folding doors and size of roof light in bedroom 1 at 103 St Leonards Street)  Granted  [West Malling Parish Council Planning Committee had not objected to these applications]			
241.2	<b>TM/21/00364/FL</b> - 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			

	<p>of a pair of glazed timber doors.</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>			
<b>241.3</b>	<p><b>TM/21/00345/PDVOR</b> - 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>T&amp;MBC decision – Prior approval is required and is granted.</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>			
<b>21/242</b>	<p><b><u>WITHDRAWN APPLICATIONS</u></b></p>			
	<p><b>TM/21/00189/FL &amp; TM/21/00190/LB</b> - 41 Swan Street West Malling ME19 6JU <b>Listed Building Application</b>:- 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 had objected to this application]</p>			
<b>21/243</b>	<p><b><u>PLANNING APPLICATIONS CONSIDERED &amp; WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></b></p>			
<b>243.1</b>	<p><b>TM/21/00551/RD</b> 281 London Road West Malling ME19 5AE Retrospective details of planning condition 6 (screen walls and fences) pursuant to planning permission TM/17/02224/FL (Extension, alteration and conversion of existing bungalow to form two- to three-bedroom two-storey semi-detached dwelling houses and the erection of one new two-bedroom bungalow with associated.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this application and has decided that it does not object to the application.</i></p>			
<b>243.2</b>	<p><b>TM/21/00620/RD</b> Land East Of King Hill West Malling Details of conditions 15 (lighting), 16 (EV Charging), and 18 (Acoustic mitigation) pursuant to planning permission TM/18/01013/OAEA (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>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this application and has decided that it does not object to the application.</i></p>			
<b>243.3</b>	<p><b>TM/21/00621/RD</b> Land East Of King Hill West Malling Details of conditions 2 (landscaping) and 3 (play area space) pursuant to planning permission TM/20/00171/RM (Approval of reserved matters relating to layout, scale, appearance and landscaping pursuant to outline 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) including details relating to the discharge of conditions (attached to outline permission 18/01013/OA) 1 (reserved details),2 (time limit for submission of reserved matters), 3 (time limit for commencement of development, and 4 (reserved matters in general conformity with Design and Access Statement).</p>			

	West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has considered this application and has decided that it does not object to the application.</i>			
<b>21/244</b>	<b>BUILDING PLANNING APPLICATIONS</b>			
<b>244.1</b>	<b>TM/21/00769/LB Listed Building Application 68 - 70 High Street West Malling ME19 6LU</b> Internal alterations to provide more seating to first floor, with new stair and rearrangement of ancillary accommodation  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee met on the 15<sup>th</sup> April to discuss this application and has decided that it does not object to this application.</i>			
<b>244.2</b>	<b>TM/21/00764/LRD Kingsnorth House 16 West Street West Malling ME19 6QX</b> Details of condition 3 (detail sections) submitted pursuant to Listed Building Consent TM/19/01006/LB (Listed Building Application: Replacement of existing modern conservatory with Garden Room, across the rear of Kingsnorth Cottage and White Cottage)  Due to the technical nature of this condition, WMPC did not comment on this application.			
<b>244.3</b>	<b>TM/21/00756/FL - Eden House Eden Farm Lane West Malling ME19 6HL</b> Covered 3 bay car port with 3 electric vehicle charging points  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee met on the 15<sup>th</sup> April to discuss this application and has decided that it does not object to this application.</i>			
<b>244.4</b>	<b>TM/21/00754/FL &amp; TM/21/00755/LB - Listed Building Application 18 - 20 Swan Street West Malling ME19 6LP</b> Retrospective application for temporary (9 months) timber frame covered area of outdoor seating.  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee met on the 15<sup>th</sup> April to discuss this application and has decided that it objects to this application for the following reasons:</i>  <i>The structure has been added to a Grade 2 Listed Building in a prominent location on the Swan Street approach to the High Street. It therefore not only forms part of the heritage street scene of Swan Street, but also the High Street and Mill Yard, including the nearby Ancient House.</i>  <i>The structure is sited within the West Malling Conservation Area</i>  <i>Members share concerns that the structure could become a congregation point outside of the opening hours of Rose's Cafe. There is already some anecdotal evidence that it has been used for this purpose and its proximity to the Swan and other hostelrys may mean that it becomes a late night waiting point for taxis to the detriment of nearby residents in Mill Yard and Swan Street.</i>  <i>As a matter of policy, the Parish Council objects to the use of retrospective planning applications to approve work which has already been completed. In this case the sensitivity of the location within the Conservation Area and its relation with the Grade II listed building which forms the core of Rose's Cafe is particularly problematic.</i>			
<b>244.5</b>	<b>TM/21/00753/FL - King Hill West Malling</b> Closure of disused access and gate from Malling Road, installation of new continuous footway, mesh fencing and landscaping.  West Malling Parish Council Planning Committee commented as follows:			

	<i>West Malling Parish Council Planning Committee met on the 15<sup>th</sup> April to discuss this application and has decided that it does not object to this application.</i>			
244.6	<p><b>TM/21/00617/FL &amp; TM/21/00618/LB - Milverton 116 High Street West Malling ME19 6LX Listed Building Application:</b> partial demolition of buildings, conversion of existing buildings to form 2 no. apartments and erection of two no. terraces each containing 3 no. dwellings, parking for 6 no. cars and bin store.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 15<sup>th</sup> April to discuss this application and has decided that it objects to this application for the following reasons:</i></p> <p><i>Although the planning committee is of the opinion that the houses are of a good design and are the type of housing stock that West Malling needs more of, the number of proposed houses (6) is an over development of the site.</i></p> <p><i>The proposed number of parking spaces is insufficient for the number of dwellings and should this application be agreed in its present form this will cause even more pressure on the already very limited parking spaces within the town.</i></p> <p><i>The committee would ask that consideration be given to renewable energy sources such as integrated solar panel roofs and EV charging points.</i></p> <p><i>Although this is not a planning consideration, the committee is very disappointed at the complete loss of any medical services to be run from The Hollies.</i></p>			
244.7	<p><b>TM/21/00821/FL - 2 - 4 High Street West Malling</b> Demolition of existing office building and construction of 5 new dwellings.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 15<sup>th</sup> April to discuss this application and has decided that it does not object to this application. The committee would however wish to have the following comment taken into account.</i></p> <p><i>Although the committee note that some parking spaces have been allocated within the scheme, the number of proposed spaces would appear to the committee to be insufficient, taking into account the high number of vehicles owned in the South East and the sensitivity of this site which faces onto the village green. The committee would ask that the number of allocated parking spaces be reviewed.</i></p>			
244.8	<p><b>TM/21/00915/LB - Farriers Cottage 12 King Street West Malling ME19 6QT Listed Building Application:</b> Replacement of rotten ground floor windows and French doors to rear of building, principally in the 1970s extension. New units have the same visual appearance and paint colours as originals, but with locking mechanisms that now comply with BS3621 standard. This was requested for home insurance purposes.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 15<sup>th</sup> April to discuss this application and has decided that it does not object to this application.</i></p>			
21/245	<b>TREE APPLICATIONS</b>			
	<p><b>TM/21/00784/TPOC – Nevill Court West Malling</b> Sycamore T1 - Reduce by 30%, T2 Sycamore - Reduce by 30%, T3 Sycamore - Reduce by 25%, T4 Holm Oak - Reduce by 25%, T5 Cherry - Fell to ground, G1 Cob Nuts - reduce area to 2.5m</p> <p>West Malling Parish Council Planning Committee commented as follows:</p>			

	<p><i>West Malling Parish Council Planning Committee met on the 15<sup>th</sup> April to discuss this application and has decided that it does not object to this application.</i></p> <p><i>The Clerk reported that Liz Guthrie, the T&amp;MBC Landscape Officer is to retire at the end of April.</i></p>			
<b>21/246</b>	<b><u>PLANNING APPEALS</u></b>			
	<p><b>Development Site South West of West Malling Railway Station Approach – Outline application for up to 75 dwellings.</b></p> <p>It was noted that an appeal has been made to the Planning Inspectorate by Gladman against the failure of the T&amp;MBC to give notice of its decision within the appropriate period on an application for permission for the above-mentioned proposal.</p>			
<b>21/247</b>	<b><u>PAD THAI, 15 HIGH STREET – PAVEMENT LICENCE APPLICATION</u></b>			
	<p>Members of the committee considered a pavement application for 6 tables and 12 chairs to be placed on the highway outside of the restaurant; the application is for 6 tables of 2 persons. Having considered the application, the committee objected and the following response was submitted to T&amp;MBC:</p> <p><i>West Malling Parish Council has today considered the pavement licence application in respect of Paid Thai, High Street West Malling and would wish to make the following comments.</i></p> <p><i>Notwithstanding its willingness to support local businesses, particularly in the hospitality industry, in the wake of the Covid-19 pandemic, West Malling Parish Council OBJECTS on the basis that:</i></p> <p><i>The proposed hours of operation of the outdoor pavement seating run too late into the evening in what is a highly residential portion of the high street. Instead, operating hours should reflect those in place at other venues and run to a maximum of 22:00 on Friday and Saturday nights.</i></p> <p><i>The proposed table configuration leaves little passing space on the pavement and an alternative proposal to use tables of four and therefore reduce the space needed to be cordoned off should be considered.</i></p> <p><i>In line with other licenses for pavement tables granted recently, the license should extend for a period of no more than one year, subject to review at that point.</i></p> <p><i>[Subsequent to the meeting, a pavement licence was granted for 3 tables of 4 persons with service to cease at 10pm]</i></p>			
<b>21/248</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
	<p><b>Current investigations:</b></p> <p>Roses Juice Bar – enforcement action has now ceased as a planning application has been submitted.</p> <p><b>Potential new investigations –</b> a resident has reported that building works are possibly being undertaken without planning permission on a listed building on St Leonards Street. Clerk to discuss with T&amp;MBC enforcement.</p>	Clerk	✓	
<b>21/249</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none			
<b>21/250</b>	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b> - none			
<b>21/251</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b> – Wednesday 26 <sup>th</sup> May 2021			
	<b>Date of next planning meeting:</b> Tuesday 25 <sup>th</sup> May 2021			

	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.29 pm			
	Signed.....			
	Date.....			