

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 25TH MAY 2021, 7.30PM
AT WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

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

Also Present: Mr Mann – co-opted member

Minute		Action by	Action	Response
21/283	APOLOGIES FOR ABSENCE – Mr Keith Bullard and Ms Min Stacpoole			
21/284	ELECTION OF CHAIRMAN - Ms Medhurst proposed that Mr Thompson serve as Chairman of the Planning Committee; this was seconded by Mrs Smyth and agreed unanimously.			
21/285	ELECTION OF VICE CHAIRMAN - Ms Barkham proposed that Ms Margetts serve as Vice Chairman of the Planning Committee; this was seconded by Ms Medhurst and agreed unanimously.			
21/286	CO-OPTIONS TO THE COMMITTEE The Clerk reported that Mr North had agreed to remain as a co-opted member of the Planning Committee. Further to the Annual General Meeting at which Mr Keith Mann had agreed to become a co-opted member of the Planning Committee, Mr Mann was formally co-opted to the committee. Members welcomed Mr Mann to the committee.			
21/287	DECLARATIONS OF INTEREST – none			
21/288	MINUTES of the meeting held on 15 th April were approved and signed.			
21/289	MATTERS ARISING from the minutes not otherwise on the agenda - none			
21/290	TMBC LOCAL PLAN Awaiting decision on whether or not the Secretary of State will intervene and overrule the Inspectors who have instructed that the Borough Council must withdraw its Local Plan and start again.			
21/291	NEIGHBOURHOOD PLAN			

291.1	No update as to when Neighbourhood Plan referendums will re-commence.			
291.2	KALC training – it was noted that the virtual Neighbourhood Plan training sold out very quickly. Clerk to speak to KALC regarding face to face training in the autumn.			
21/292	PLANNING APPLICATIONS – T&MBC DECISIONS			
292.1	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 Refused [West Malling Parish Council Planning Committee had objected to this application]			
292.2	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. Granted [West Malling Parish Council Planning Committee did not object to this application]			
292.3	TM/21/00551/RD 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. Approved [West Malling Parish Council Planning Committee did not object to this application]			
292.4	TM/21/00769/LB Listed Building Application 68 - 70 High Street West Malling ME19 6LU Internal alterations to provide more seating to first floor, with new stair and rearrangement of ancillary accommodation Granted [West Malling Parish Council Planning Committee did not object to this application]			
292.5	TM/21/00764/LRD Kingsnorth House 16 West Street West Malling ME19 6QX 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). Approved [Due to the technical nature of this condition, WMPC did not comment on this application].			
292.6	TM/21/00754/FL & TM/21/00755/LB - Listed Building Application 18 - 20 Swan Street West Malling ME19 6LP Retrospective application for temporary (9 months) timber frame covered area of outdoor seating. Granted [West Malling Parish Council Planning Committee objected to this application]			

292.7	<p>TM/21/00753/FL - King Hill West Malling Closure of disused access and gate from Malling Road, installation of new continuous footway, mesh fencing and landscaping.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>		
292.8	<p>TM/21/00915/LB - Farriers Cottage 12 King Street West Malling ME19 6QT Listed Building Application: 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>Granted</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>		
292.9	<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>Approved</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>		
21/293	<p><u>WITHDRAWN APPLICATIONS</u></p>		
293.1	<p>TM/21/00756/FL - Eden House Eden Farm Lane West Malling ME19 6HL Covered 3 bay car port with 3 electric vehicle charging points</p> <p>[West Malling parish Council had not objected to this application]</p>		
293.2	<p>TM/21/00970/FL- 75 - 77 High Street West Malling ME19 6NA Internal fit out of Estate Agents into former Newsagents</p> <p>[This application was withdrawn before the planning committee had the opportunity to consider it]</p>		
21/294	<p><u>PLANNING APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></p>		
294.1	<p>TM/21/00980/LB & TM/21/00979/FL - 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 has considered this application and has decided that it does not object to the application.</i></p>		
294.2	<p>TM/21/01088/FL - 59 Offham Road West Malling ME19 6RB Rebuilding of single storey side extension, first floor side extension and internal alterations</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>		
294.3	<p>TM/21/01112/FL - 5 Orwell Spike West Malling ME19 4PB New dwelling with integral garage</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this planning application and</i></p>		

	<p><i>objects on the following grounds:</i></p> <ul style="list-style-type: none"> <i>the size and scale of the proposed dwelling is inappropriate for both the plot and its vicinity;</i> <i>the precedent that permitting infilling of this nature could set in the future and;</i> <i>the fact that the plot itself is surrounded by land proposed as part of the Green Belt extension contained in the Local Plan.</i> 			
294.4	<p>TM/21/01190/TPOC -36 Ewell Avenue West Malling ME19 6NN Silver Birch T1 - to remove the tree to stump.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and does not object to the application. Although the committee is in agreement that the tree is too large for the site, the committee regrets the loss of any tree within the parish and would therefore ask that the tree be replaced with a smaller specimen.</i></p>			
21/295	BUILDING PLANNING APPLICATIONS			
295.1	<p>TM/21/01180/FL 2 Abingdon Mews High Street West Malling ME19 6QH Provision of an additional storey above existing detached double garage to provide annexe accommodation.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 25th May to discuss this application and has decided that it does not object to this application.</i></p>			
295.2	<p>TM/21/01166/RD Arundel House 88 High Street West Malling ME19 6NE Details of condition 2 (archaeological field evaluation) pursuant to planning permission TM/20/01107/FL (Construction of a new single storey rear extension and replacement of existing flat roof; internal alterations; installation of new ventilation flue into chimney to the rear with a new ventilation cowl; construction of a single storey garden dining structure and refuse store along with associated landscaping works; change of use to provide new A3 (cafe and restaurant) use for the building and demolition of existing outbuilding).</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 25th May to discuss this application and has decided that it does not object to the discharge of condition 2. The committee would ask that there be a watching brief to cover all future excavation/foundation works.</i></p>			
295.3	<p>TM/21/00617/FL & TM/21/00618/LB - Milverton 116 High Street West Malling ME19 6LX Listed Building Application: 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. Revised Plans.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 25th May to discuss the revised plans. The Committee still objects to the application.</i></p> <p><i>Having considered the revised plans, the committee would wish to add the following comments:</i></p> <ul style="list-style-type: none"> <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> <i>The site is situated within the Conservation Area and therefore every effort should be made to ensure that any development of this site is appropriate.</i> <i>As we have previously commented, the committee is of the opinion that this is an over development of the site. The number of proposed houses will result in a concentration of numbers in a small space which will result in excessive noise and</i> 			

	<p><i>movement</i></p> <ul style="list-style-type: none"> • <i>The proposed rear elevation has a large expanse of window with the gable ends having floor to ceiling windows. This would give rise to a loss of privacy for neighbours. Should the application be agreed as it stands, the use of opaque glass would be essential.</i> • <i>We re-iterate that adequate parking spaces should be available for all, including electric charging points, and that there should be sufficient bin storage. Bin storage on the High Street should be prohibited. It is understood that Milverton is to be brought back into use and therefore parking spaces and bin storage will be required for future residents of that property.</i> • <i>Consideration should also be given to how greater use of renewable energy could be achieved, for example by using integrated solar panel roofs.</i> 			
21/296	<u>PLANNING APPEALS – DEVELOPMENT SITE SOUTH WEST OF WEST MALLING RAILWAY STATION</u>			
296.1	<p>It was noted that the deadline for comments to reach the Planning Inspectorate was 6th May 2021. It was further noted that the application was not added to the T&MBC website until the end of April; WMPC, and others, have not had the opportunity to submit comments as they have been unable to view the application.</p> <p>It was agreed that the Clerk would contact the Planning Inspectorate to determine if representations would be accepted after the deadline. In the meantime, comments would be drafted to be considered and agreed at Full Council. Comments to include, links to Abbey, impact on approach to West Malling on leaving the train station (rural setting), Listed status of train station, agricultural land, Green Belt extension, the need for distinction of settlements, access, pressure on local services.</p> <p>Clerk to note Full Council agenda</p>	Clerk	✓	
296.2	<p>Members were asked to consider the possibility of employing Kit Wedd (heritage expert) to provide evidence to the appeal.</p> <p>It was agreed to delay a decision on this pending costs from Ms Wedd and an indication from the Planning Inspectorate as to whether or not representations will be allowed after the deadline.</p> <p>Clerk to note Full Council agenda</p>			
21/297	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations – none</p> <p>Potential new investigations</p> <ul style="list-style-type: none"> • Possible building works being undertaken without planning permission on St Leonards Street. • Structure in the garden of a dwelling in Swan Street. 			
21/298	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
21/299	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
21/300	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 26 th May 2021			
	Date of next planning meeting: Tuesday 22 nd June 2021			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.57 pm			

	Signed.....			
	Date.....			