

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 27TH JULY 2021, 7.30PM
AT WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

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

Also Present: Mr Keith Mann – co-opted member

Minute		Action by	Action	Response
21/387	APOLOGIES FOR ABSENCE – Ms Barkham			
21/388	DECLARATIONS OF INTEREST – none			
21/389	MINUTES of the meeting held on 22 nd June were approved and signed.			
21/390	MATTERS ARISING from the minutes not otherwise on the agenda 21/339 – Gladman Appeal – the Clerk confirmed that she had written to Tom Tugendhat MP and that she was awaiting a reply. It was however noted that WMPC had now heard from the Planning Inspectorate who had confirmed that WMPC 's comments were now on file.			
21/391	TMBC LOCAL PLAN No update			
21/392	POTENTIAL BELLWAY APPLICATION Receipt was noted of an email from DHA Planning which indicated that Bellway Homes are looking to submit a revised Detailed Planning Application for a reduced number of units (circa 36). DHA Planning indicated that they would be happy to meet with West Malling Parish Council so as to discuss the draft proposals. The Committee were in agreement that they did not wish to meet with DHA Planning and that this matter should be deferred to Full Council for a fuller discussion as to way forward. Clerk to note Full Council agenda	Clerk	✓	
21/393	NEIGHBOURHOOD PLAN It was noted that Neighbourhood Plans could now be taken to referendum. Mr Thompson to	DT		

	resurrect the WMPC plan which was started pre Covid. Section 106 agreements – it was agreed that a 'wish list' of requirements / requests be agreed at Full Council.			
21/ 394	<u>PLANNING APPLICATIONS – T&MBC DECISIONS</u>			
394.1	TM/20/02777/RD - 2 - 4 High Street West Malling Details of condition 11 (c and d) (contamination) and condition 14 (acoustic) pursuant to planning permission TM/17/01287/FL (Redevelopment to demolish commercial unit to the rear of the site and provide 5 terraced houses and extensions to the existing commercial building to the front of the site). Approved [West Malling Parish Council Planning Committee did not object to this application]			
394.2	TM/21/01112/FL - 5 Orwell Spike West Malling ME19 4PB New dwelling with integral garage Granted [West Malling Parish Council Planning Committee had objected to this application]			
394.3	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. Granted [West Malling Parish Council Planning Committee did not object to this application]			
394.4	TM/21/01196/RD - 108 St Leonards Street West Malling ME19 6PD Details of condition 3 (Watching Brief) submitted pursuant to planning permission TM/20/02175/FL (Demolition of existing rear extension and the construction of new two storey extension and loft conversion) Approved [West Malling Parish Council Planning Committee did not object to this application but did ask that additional information be added regarding the Chapel of St Leonard]			
394.5	TM/21/01286/FL - 89 Norman Road West Malling ME19 6RN Proposed single storey garden room office and store Granted [West Malling Parish Council Planning Committee did not object to this application]			
394.6	TM/21/01444/FL - 68 - 70 High Street West Malling ME19 6LU First floor change of use from residential flat to restaurant seating and restaurant ancillary facilities. Granted [West Malling Parish Council Planning Committee did not object to this application]			
394.7	TM/21/01463/FL - The Shire 131 Offham Road West Malling ME19 6RE Existing single storey dwelling to be demolished; construction of new single storey dwelling set in from the site boundary on all side. Granted [West Malling Parish Council Planning Committee did not object to this application]			
21/395	<u>PLANNING APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			

395.1	<p>TM/21/01611/LB & TM/21/01610/FL - Puckle Cottage 91 Norman Road West Malling ME19 6RN Listed Building Application: Proposed rear extension and garden room/ home office</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 objects to the application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>The extension will result in significant damage to a unique heritage asset in West Malling, radically altering both the house itself and the plot of land it sits on.</i> • <i>The new elements do not form a structure subservient to the main house, particularly given its overall scale and the height of the roof.</i> • <i>Aesthetically, the design of the new extension is not in-keeping with surrounding structures within this area.</i> • <i>This construction will negatively affect the visual amenity of several surrounding properties, owing to its height and scale and the nature of the plot which is surrounded by other properties on three of its four sides.</i> 		
395.2	<p>TM/21/01394/LB - Rear Of 39 - 41 High Street West Malling ME19 6QH Listed Building Application: Internal refurbishment including removal of some internal brick built non load bearing walls and other associated works.</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 this application.:</i></p>		
395.3	<p>TM/21/01560/FL - 1 Orwell Spike West Malling ME19 4PB Erection of a detached dwelling; demolition of existing workshop; landscaping; parking and associated works on land adjacent to no.1 Orwell Spike.</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 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> 		
395.4	<p>TM/21/01603/TNCA - St Marys Abbey 52 Swan Street West Malling ME19 6JX Works to dismantle a Cherry T171 and Robinia T240 and to prune a Downy Birch Betula pubescens T233</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 whilst it does not object, the Council would ask that the trees be replaced.</i></p>		
21/396	BUILDING PLANNING APPLICATIONS		
396.1	<p>TM/21/01433/LB - 58-60 High Street West Malling ME19 6LU Listed Building Application: Re-painting the front; changing it from an olive green to a navy blue.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 27th July to discuss this application and has decided that it does not object to this application.</i></p>		
396.2	<p>TM/21/01731/FL - 67 Ewell Avenue West Malling ME19 6NW Removal of existing front/side single storey extension and construction of new two storey side extension and small single</p>		

	storey front extension to kitchen and porch..			
	West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 27th July to discuss this application and has decided that it does not object to this application.</i>			
396.3	TM/21/01751/FL - 136 Offham Rd West Malling ME19 6RF Two storey side extension West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 27th July to discuss this planning application. Having carefully considered the application, the committee wish to object due to the size and scale of the proposed extension. Members of the committee were also mindful that the property is sited within the Metropolitan Green Belt.</i>			
396.4	TM/21/01771/FL - 25 West Street West Malling ME19 6QX Two storey side extension to 25 West Street and the creation of two 3 bedroom semi-detached dwellings within the excess garden land. The proposal includes parking and external amenity space with new landscaping West Malling Parish Council Planning Committee commented as follows: West Malling Parish Council Planning Committee met on the 27 th July 2021 to discuss this planning application and has decided that it objects to this application for the following reasons: <ul style="list-style-type: none"> - The proposed entrance and egress points from both sites are of significant cause for concern, as highlighted in the response from Kent County Council Highways Department. The proximity to an already dangerous junction and to the nearby primary school mean that these access proposals are unacceptable. - The corner site does not provide adequate parking arrangements, with only one space each for two three bedroom houses. This is likely to exacerbate the already critical parking challenges in West Malling. No provision is made on either site for electric vehicle charging points. - The size and scale of the structure on the corner site is unacceptable. The proposed building is far too big for the size of the site, dominating the properties around it and leading to very low levels of outside space for each property rather than the 'generous' gardens the application refers to. The size also means that the positioning of the property is closer to the road than other neighbouring structures and is likely to have significant impact on the visual amenity of Offham Road. - The overall aesthetic of the design is not in-keeping with the local vernacular, with the architect opting for an oversized townhouse style over three floors that does not fit in with the nearby detached and terraced properties. - The application references drainage into Sevenoaks Road, some 5.5miles to the east of the site, which does not seem feasible nor desirable. 			
396.5	TM/21/01762/RD - 103 St Leonards Street West Malling ME19 6PE - Details of condition 2 (materials) submitted pursuant to planning permission TM/21/00434/FL (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) West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 27th July 2021 to discuss this application to discharge condition 2 (materials) and has decided that it does not object to the application</i>			
396.6	TM/21/01892/FL - Chestnuts 141 St Leonards Street West Malling ME19 6PE Engineering			

	operation to convert an existing pond to a natural swimming pond. West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 27th July to discuss this application and has decided that it does not object to this application.</i>			
21/397	<u>TREE PLANNING APPLICATIONS</u>			
397.1	TM/21/01873/TPOC - Douces Manor St Leonards Street West Malling ME19 6UB Works to fell 4x trees within T1 Group of Sycamore and fell a Walnut tree and remove lower limbs of surrounding trees within T2 Group of trees West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 27th July to discuss this application and has decided that it does not object to this application.</i>			
21/398	<u>PLANNING APPEALS – Development Site South West of West Malling Railway Station, Station Approach.</u> Receipt was noted of the email dated 9 th July which confirms that WMPC's submission of 17 th June is now on file for the Inspector.			
21/399	<u>PLANNING ENFORCEMENT</u> Current investigations – no update Potential new investigations – there was a discussion regarding possible enforcement issues in St Leonards Street and Swan Street. Clerk has referred these to T&MBC enforcement. It was noted that The Farmhouse had added additional structures to the outside area. Clerk to check with T&MBC that this is within the current guidance.			
21/400	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
21/401	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> Ms Stacpoole noted that the consultation on the possible Nepicar lorry park had now opened. Mr Thompson to send the link to all members so that they can comment as individuals should they wish to. Ms Margetts noted the lack of disabled access to shops within the town. It was agreed that this matter be addressed with the Chamber of Commerce and to try to establish which shops have use of a temporary ramp. Access / safety issues in Swan Street were also discussed and it was agreed that this would be added to the Highways agenda for the meeting to be held on 16 th August. The Swan – Clerk to mention to staff that their commercial refuse bins are becoming increasingly smelly and to ask that this be remedied if at all possible.	DT Clerk Clerk		✓
21/402	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 11 th August 2021			
	It was agreed that the next meeting be held in September. Date of next planning meeting: Tuesday 28 th September 2021			
	There being no further business, the Chairman thanked members for attending and closed the			

	meeting at 8.56 pm Signed..... Date.....			