

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 28TH SEPTEMBER 2021, 7.30PM
AT WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

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

Also Present: Mr Keith Mann – co-opted member
A representative of Broadwater Action Group

Minute		Action by	Action	Response
21/481	APOLOGIES FOR ABSENCE – Ms Barkham and Mrs Smyth			
21/482	DECLARATIONS OF INTEREST – none			
21/483	MINUTES of the meeting held on 27 th July were approved and signed.			
21/484	MATTERS ARISING from the minutes not otherwise on the agenda 21/390 – Gladman Appeal – the Clerk confirmed that she had now heard from Tom Tugendhat MP who expressed his concern regarding the lack of opportunity for Parish Councils and residents to respond. Clerk to re-send his email to all members. It was reiterated that the Council's comments have now been accepted by the Inspectorate.	Clerk		
21/485	BROADWATER ACTION GROUP Members welcomed Mrs Becky Robinson Hugill to the meeting as a founding member of the action group. Ms Robinson Hugill explained to members that the group was initially started in a bid to stop the planned road through the Conservation Area. The site was a strategic site in the Local Plan – Local Plan now withdrawn. The group has 180 members and is free to join. There was a discussion regarding the 21 day time limit for responses plus at which Area Planning Committee this matter will be considered. Clerk to speak with T&MBC on both issues.	Clerk		
21/486	TMBC LOCAL PLAN No update. Withdrawal letter to be sent to all members.	Clerk	✓	

21/487	NEIGHBOURHOOD PLAN		
	No update however it was noted that Section 106 requirements (see below) could form part of the Neighbourhood Plan.		
21/ 488	PLANNING APPLICATIONS – T&MBC DECISIONS		
488.1	<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>Granted</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>		
488.2	<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</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>		
488.3	<p>TM/21/01416/LB & TM/21/01415/FL - Listed Building Application New Barns House 150 Lavenders Road West Malling ME19 6HR Demolition of a garden wall to enable the construction of swimming pool and associated landscaping</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee did not object to this application but did ask for a Watching Brief]</p>		
488.4	<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>Granted</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>		
488.5	<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>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>		
488.6	<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>Granted</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>		
488.7	<p>TM/21/01751/FL - 136 Offham Rd West Malling ME19 6RF Two storey side extension</p> <p>Granted</p>		

	[West Malling Parish Council Planning Committee had objected to this application]			
488.8	<p>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</p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>			
488.9	<p>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)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
488.10	<p>TM/21/01867/FL Priors Cottage 16 King Street West Malling ME19 6QT Alterations to car port within the curtilage of a Listed Building; infill side wall of existing car port and provide bi fold doors to front opening</p> <p>Agreed</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
488.11	<p>TM/21/01960/RD Land Rear Of 239 To 259 London Road West Malling Details of condition 28 (archaeology) pursuant to planning permission TM/17/00506/OA (Outline application: The development of land to the rear of London Road to consist of the development of an extra care development of 79 units (comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
488.12	<p>TM/21/01631/TNCA - Five Pointed Star 100 High Street West Malling ME19 6NE Removal of a Sycamore Tree in the rear garden of The Five Pointed Star Public House</p> <p>No Objection</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
488.13	<p>TM/21/01360/FL - Orchard House 161 St Leonards Street West Malling ME19 6PE Proposed barn conversion with new roof, rooflight and solar panels</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
488.14	<p>TM/21/00784/TPOC – Nevill Court West Malling 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>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
21/489	PLANNING APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972			

489.1	<p>TM/21/01735/LB - Avicia Cottage 36 King Street West Malling ME19 6QT Listed Building Application: Replacement of a first floor bedroom window, ground floor kitchen window and ground floor bathroom window - all to the rear of the property</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 has decided that it does not object to this application.</i></p>		
489.2	<p>TM/21/01867/FL - Priors Cottage 16 King Street West Malling ME19 6QT Alterations to car port within the curtilage of a Listed Building; infill side wall of existing car port and provide bi fold doors to front opening.</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 has decided that it does not object to this application.</i></p>		
489.3	<p>TM/21/01897/LB - 30 King Street West Malling ME19 6QT Replacement of 3.5m x (6ft x 6ft) weather-worn wooden fence panels to the rear right-hand side of garden boundary.</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 has decided that it does not object to this application.</i></p>		
489.4	<p>TM/21/01957/RD - Land West of Station Road North West Malling Details of condition 11 (programme of archaeological work) pursuant to planning permission TM/18/02642/FL (Use of land to provide station car parking and new access).</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 has decided that it does not object to this application.</i></p>		
489.5	<p>TM/21/01960/RD - Land Rear Of 239 To 259 London Road West Malling Details of condition 28 (archaeology) pursuant to planning permission TM/17/00506/OA (Outline application: The development of land to the rear of London Road to consist of the development of an extra care development of 79 units (comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures).</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 has decided that it does not object to this application.</i></p>		
489.6	<p>TM/21/02014/RD - Land East Of King Hill West Malling Kent Details of condition 12 (Boundary Treatments) 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>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this application and whilst the committee does not object to the application, it would ask that the boundary treatment be appropriate so as to alleviate concerns of nearby residents.</i></p>		
21/490	BUILDING PLANNING APPLICATIONS		

490.1	<p>TM/21/02062/FL - 98 High Street West Malling ME19 6NE Demolition of existing single storey rear extension, new single store rear extension and 1st floor side extension to form a new bar/restaurant.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th September to consider this application and objects to this application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>the size and scale of the extension represents overdevelopment and brings the building line in unacceptably close proximity to the properties located to the rear of the site</i> • <i>the design leaves open the possibility of a roof terrace addition in the future which would overlook adjoining properties</i> <p><i>In addition, the Committee asks that the relevant licensing authority considers:</i></p> <ul style="list-style-type: none"> • <i>the number of covers permitted inside the restaurant. While possibly just an illustration, the plans show an unacceptable number of tables and chairs in the two interior dining rooms</i> • <i>the conditions placed on the outside dining space. In particular, these should match the conditions imposed on other nearby establishments such as the Five Pointed Star</i> • <i>the egress points in the event of a fire, both from the rear of the property where there is no obvious exit and from the upstairs rooms.</i> 		
490.2	<p>TM/21/02098/FL & TM/21/02099/LB - 108 High Street West Malling ME19 6NE Listed Building Application: Single storey rear extension in place of existing rear extension, rear dormer windows and internal alterations.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th September to consider this application and objects to this application.</i></p> <p><i>The Committee fully supports the comments of the Conservation and Urban Design Officer in which she objects to the right side dormer which is described as 'too large and overbearing on the roofscape'.</i></p>		
490.3	<p>TM/21/02201/FL - Eden House Eden Farm Lane West Malling ME19 6HL Eden House Eden Farm Lane West Malling Kent ME19 6HL Three car electric vehicle car port with chargers.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th September to consider this application and does not object to this application. The Committee is pleased to see the addition of electric car charging points.</i></p>		
21/491	<u>TREE PLANNING APPLICATIONS</u>		
	<p>TM/21/02117/TNCA - 112 High Street West Malling ME19 6NE Works to pollard a Poplar tree, T1, at approx 10m and shape.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28th September to consider this application. The Committee did not comment on this application as they were of the opinion that the application was unclear. The Committee is content for this application to be decided by the Landscape Officer without comment from WMPC .</i></p>		
21/492	<u>SECTION 106 AGREEMENTS/PLANNING OBLIGATIONS</u>		
	A list of possible section 106 requirements had been drafted by Mr Thompson and provided to members on the day of the meeting. Members are asked to consider the draft document and to provide comments by 17 th October to enable the paper to be considered at the October		

	planning meeting and then the November Full Council. Cycle paths/racks to added to the draft paper.			
21/493	<u>PLANNING APPEALS</u> – the following planning appeals were noted.			
493.1	Appledene Farm Norman Road – an appeal has been made to the Planning Inspectorate against the decision of T&MBC to refuse permission for the application TM/20/02361/FL. WMPC considered their previous response and agreed that they did not wish to add to the comments already submitted.			
493.2	237 London Road – an appeal has been made to the Secretary of State following a High Court challenge to the Inspector's decision dated 4 th February 2021. WMPC considered their previous response and agreed that they would wish to further comment that the proposals are an inappropriate development in the Green Belt. Clerk to submit.	Clerk	✓	
21/494	<u>PLANNING ENFORCEMENT</u>			
	Current investigations – a current High Street enforcement issue was discussed. Potential new investigations – the Clerk is awaiting an update on a potential planning breach in Swan Street.			
21/495	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
21/496	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
21/497	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 3 rd November 2021			
	Date of next WMPC planning meeting: Tuesday 26 th October 2021			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.07 pm Signed..... Date.....			