

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 26TH OCTOBER 2021, 7.30PM
AT WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

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

Also Present:

Minute		Action by	Action	Response
21/556	APOLOGIES FOR ABSENCE – Ms Barkham and Ms Medhurst			
21/557	DECLARATIONS OF INTEREST – Mr Mann declared an interest in an application that was considered using delegated powers (563.6) and it was noted that he did not comment on this application.			
21/558	MINUTES of the meeting held on 28 th September were approved and signed.			
21/559	MATTERS ARISING from the minutes not otherwise on the agenda - none			
21/560	TMBC LOCAL PLAN – no update			
21/561	NEIGHBOURHOOD PLAN			
	Neighbourhood Plans can now be taken to referendum, however, as a Neighbourhood Plan should conform with the terms of the Local Plan, WMPC will need to seek advice from T&MBC moving forward. Clerk to speak with T&MBC for advice and to potentially set up a meeting with an officer - Mr Thompson and Mr Mann to be in attendance.	Clerk		
21/ 562	PLANNING APPLICATIONS – T&MBC DECISIONS			
562.1	TM/21/01630/TNCA - Bridge House 31 Police Station Road West Malling ME19 6LL Strawberry tree (T1) pollard to help promote regrowth as the leaves are of questionable health Granted [West Malling Parish Council Planning Committee had not objected to this application]			
562.2	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. Granted [West Malling Parish Council Planning Committee had not objected to this application but had asked that there be replacement of trees]			
562.3	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. Granted [West Malling Parish Council Planning Committee had not objected to this application]			
562.4	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. Granted [West Malling Parish Council Planning Committee had not objected to this application]			
562.5	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 Granted [West Malling Parish Council Planning Committee had not objected to this application]			
21/563	<u>PLANNING APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			
563.1	TM/21/02413/TNCA - The Hermitage Lucks Hill West Malling Works to remove 2 x Yews (T1), Laurel (T2), Yew (T3), Scots Pine (T4), Sycamore (T5), Cherry (T7), 2 x Cherries (T8), Holly (T9), Holly (T11), Silver birch (T13) and works to a Sycamore (T6)- raise crown to 7m and remove deadwood, a Sycamore (T10)- remove left fork and raise crown to 7m and Ash (T12)- raise crown to 7m and remove dead wood. West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee has discussed this planning application and has decided that it does not object to those trees that are to be maintained through remedial works, but does object to those that are to be felled. The Council would ask that the Landscape Officer visit the site before determination of this application in order to ascertain if the trees to be felled could in fact be maintained rather than removed / reduced to ground level.</i>			
563.2	TM/21/02236/FL & TM/21/02238/LB - Priors House 18 King Street West Malling Kent ME19 6QT Listed Building Application: Single storey link extension between dwellinghouse and annexe, construction of driveway gates and associated alterations to dwellinghouse and annexe. West Malling Parish Council Planning Committee did not comment on this application.			
563.3	TM/21/02227/RD - Land East Of King Hill West Malling Details of condition 9 (materials) 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). West Malling Parish Council Planning Committee commented as follows:			

	<i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to this application.</i>			
563.4	<p>TM/21/02365/FL - 17 Offham Road West Malling Kent ME19 6RB Single storey side and first floor rear extension, loft conversion with rear dormer and alteration to roof of existing extension.</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>			
563.5	<p>TM/21/02362/RD - Land West Of Station Road North West Malling Details of condition 2 (Ground levels), condition 3 (Arboricultural Assessment), 4 (Surface materials), 6 (Landscaping and Boundary treatment) and 12 (Surface water drainage) submitted pursuant to planning permission TM/18/02642/FL for 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 objects to the application on the basis that more information is required by both KCC (Flood and Water Management) and the Environment Agency to satisfy the conditions.</i></p> <p><i>WMPC would like to reiterate that they opposed this application due to the sensitive nature of the site, in particular given its location opposite a Primary School.</i></p>			
563.6	<p>TM/21/02336/FL Shepherds Cottage Offham Road West Malling Kent ME19 6RG Two storey detached garage.</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>			
563.7	<p>TM/21/02314/FL - 257 London Road West Malling Kent ME19 5AE Single storey rear extension to detached garage, new front porch and internal alterations including replacement of existing side window with a door.</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>			
563.8	<p>TM/21/02293/TPOC 52 Police Station Road West Malling ME19 6LL Works to fell a row of 7 conifers (T1-T7) and to reduce a mixed hedge (Holly, Elder etc) (T8)</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>			
563.9	<p>TM/21/02221/TPOC - 1 Douces Manor St Leonards Street West Malling ME19 6UB Works to cut back branches to tree line on boundary and reduce height by 3- 5 meters.</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>			
21/564	BUILDING PLANNING APPLICATIONS			
564.1	TM/21/02719/OAEA - Development Site At Broadwater Farm Ashton Way West Malling Outline Application: erection of up to 900 homes, land for a medical centre, primary and			

	<p>secondary school, associated open space and green infrastructure.</p> <p>It was agreed that this application be considered in detail at a Full Council meeting. It was agreed to attempt to convene a joint meeting with East Malling & Larkfield Parish Council and Kings Hill Parish Council.</p> <p>Mr Thompson to prepare draft comments for Full Council.</p> <p>It was noted that a resident had written to all Borough Councillors for West Malling and to some residents regarding over development / future applications.</p>			
564.2	<p>TM/21/02449/FL - 5 Offham Road West Malling ME19 6RB Demolition of existing summer house and construction of new annexe in the same location.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th October to discuss this application and has decided that it does not object to the application.</i></p>			
21/565	<u>SECTION 106 AGREEMENTS/PLANNING OBLIGATIONS</u>			
	An updated list to be drafted for the November Full Council to include suggestions made during the meeting.	DT		
21/566	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations – a current High Street enforcement issue was discussed.</p> <p>Potential new investigations – the Clerk is awaiting an update on a potential planning breach in Swan Street and St Leonards Street.</p>			
21/567	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
21/568	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
21/569	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 3 rd November 2021 - cancelled			
	<p>Date of next WMPC planning meeting:</p> <p>Tuesday 23rd November 2021</p>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.18pm</p> <p>Signed.....</p> <p>Date.....</p>			