

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 23RD NOVEMBER 2021, 7.30PM
AT WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

Present: Mr. David Thompson (Chairman)
Mr. Keith Mann
Ms Sara Margetts
Ms Camilla Medhurst
Ms Min Stacpoole (arrived at 7.34)

Also Present:

Minute		Action by	Action	Response
21/623	APOLOGIES FOR ABSENCE – Ms Barkham and Mrs Smyth			
21/624	DECLARATIONS OF INTEREST – none			
21/625	MINUTES of the meeting held on 26 th October were approved and signed.			
21/626	MATTERS ARISING from the minutes not otherwise on the agenda 21/561 –Neighbourhood Plan - the Clerk confirmed that contact had not yet been made with T&MBC to discuss how to move forward with the Neighbourhood Plan now that the Local Plan has been withdrawn. Mr Thompson agreed to draft a letter for the attention of TMBC	DT	✓	
21/627	TMBC LOCAL PLAN			
	It was noted that a withdrawal letter dated 3 rd November has now been added to the T&MBC website. It is understood that work on the new plan is now progressing. See link to the letter and updates on the Local Plan: https://www.tmbc.gov.uk/local-plan/local-plan-updates See link to the updated timetable: https://www.tmbc.gov.uk/local-plan/local-plan-key-stages Ms Margetts reported back on the KALC AGM which she had recently attended during which speaker Rachel Coxcoon, Director of Climate Guide, discussed (amongst other issues such as planning law and policy, extensions & retro-fitting) parishes working alongside Borough Councils and stressing the importance of good working relationships. It was agreed that this would be an appropriate time to contact T&MBC to suggest the possibility of meeting with them so as to discuss how the new Local Plan can build on the best elements of the previous iteration, with the addition of new and important elements that WMPC feel should be			

	incorporated.			
	Mr Thompson to draft a letter to T&MBC for consideration at Full Council.	DT	✓	
21/628	<u>NEIGHBOURHOOD PLAN</u>			
	Clerk to contact T&MBC for advice now that the Local Plan has been withdrawn and to potentially set up a meeting with an officer in the new year.	DT/ Clerk		
21/ 629	<u>PLANNING APPLICATIONS – T&MBC DECISIONS</u>			
629.1	<p>TM/21/01515/RD - Land East Of King Hill West Malling Details of condition 19 (contamination) 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>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
629.2	<p>TM/21/01433/LB – 54-58 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>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
629.3	<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 storey front extension to kitchen and porch</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
629.4	<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>No Objection</p> <p>[West Malling Parish Council Planning Committee did not comment on this application as they were of the opinion that the application was unclear and were therefore content to be guided by the Landscape Officer]</p>			
629.5	<p>TM/21/02201/FL - Eden House Eden Farm Lane West Malling ME19 6HL Three car electric vehicle car port with chargers</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
629.6	<p>TM/21/02336/FL - Shepherds Cottage Offham Road West Malling ME19 6RG Two storey detached garage</p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
629.7	<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>			

	Granted [West Malling Parish Council Planning Committee had not objected to this application]			
629.8	TM/21/02663/TNCA - 16 Town Hill West Malling ME19 6QN Works to a Copper beech (T1)-pollard from current height of 15m to 7m and ateral spread from 13m to 6m No Objection [West Malling Parish Council Planning Committee had not objected to this application]			
629.9	(TM/21/02541/FL) 25 West Street West Malling ME19 6QX Provision of a 2 storey side extension to 25 West Street and for 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. The site benefits from an existing planning approval TM/18/02072/FL Refused [West Malling Parish Council Planning Committee had objected to this application]			
21/630	<u>WITHDRAWN APPLICATIONS</u>			
	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 Withdrawn			
21/631	<u>PLANNING APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			
631.1	TM/21/02663/TNCA - 16 Town Hill West Malling ME19 6QN Works to a Copper beech (T1)-pollard from current height of 15m to 7m and ateral spread from 13m to 6m West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee has considered this planning application and has decided that it does not object to the application.</i>			
631.2	TM/21/02632/CR3 Land North Part Of King Hill Farm Malling Road Kings Hill West Malling Consultation by Kent County Council: Installation of ground mounted solar array with associated infrastructure (KCC reference KCC/TM/0209/2021) West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee has discussed this application at great length and would wish to make the following comments:</i> <i>This application has proven difficult for members to reach agreement on. Members of the committee are concerned that this proposed development is sited on land within the Metropolitan Green Belt, however, appreciate that sustainable energy in all forms should be encouraged.</i> <i>Members are concerned about the impact on views from the A228 and would ask that if this application is granted that the boundary be enhanced.</i> <i>In addition, if this application is granted, members ask that there be a land management scheme to promote biodiversity.</i> <i>On balance, members object to this application.</i>			

631.3	<p>TM/21/02541/FL - 25 West Street West Malling ME19 6QX Provision of a 2 storey side extension to 25 West Street and for 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. The site benefits from an existing planning approval TM/18/02072/FL.</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 has decided that it objects to this application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>As per the previous application, 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.</i> • <i>This is an over-development of the site and not in-keeping with the Conservation Area and the surrounding properties.</i> 			
631.4	<p>TM/21/02711/LB & TM/21/02710/FL- 83 High Street West Malling Kent ME19 6NA Listed Building Application: Demolition of existing small outbuilding, demolition of brick element of and alterations to existing ragstone wall, demolition of a curved garden wall, and the construction of two houses with associated hard landscaping, boundary wall extension, cycle stores and fencing.</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 objects for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>these proposals would cause serious damage to the heritage assets of a number of adjacent buildings on the High Street, many of which date from the medieval period. A number of these would have their rear aspects completely concealed by this development, representing a real loss to the town's heritage. It would also cause significant damage to the heritage aspects of the nearby Ancient House which has Grade 1 Listed building status and was recently described by English Heritage as very rare and of potential national importance as the, or one of the oldest continually occupied domestic properties in the country.</i> • <i>this damage to heritage aspects would take place in the specifically-designated Conservation Area of West Malling.</i> • <i>these proposals represent a serious cause of overdevelopment, cramming several new properties into a small space for which it is unfit</i> • <i>these additional units will add a need for parking spaces nearby, which are already at a premium and add additional traffic movements to a busy area of the rear car park and High Street.</i> 			
631.5	<p>TM/21/02684/TNCA - 25 Police Station Road West Malling ME19 6PP T1 (Mulberry Tree) to pollard, and T2 (Holme Oak located in Abingdon Mews) to cut back overhanging branches in line with brick boundary</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 has decided that whilst it does not object to the application, it notes that the Mulberry tree has only recently been pollarded (2020) and would therefore ask that any work undertaken to the tree be minimal and only undertaken if deemed necessary.</i></p>			
631.6	<p>TM/21/02631/TPOC - 50 Town Hill West Malling ME19 6QN 3 x Lime Trees - Removal of basal growth and lifting up to 10 metres works on these trees are historically undertaken every few years by a group of residents to improve lighting for all and limit the amount of fallen debris</p>			

	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>			
21/632	BUILDING PLANNING APPLICATIONS			
632.1	TM/21/02813/RD - 1 Orwell Spike West Malling ME19 4PB Details of condition 5 (contaminated land desktop study) and 6 (site investigation works) pursuant to planning permission TM/21/01560/FL (Erection of a detached dwelling; landscaping; parking and associated works on land adjacent to no.1 Orwell Spike). West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee has discussed this planning application and due to the technical nature of the condition does not wish to comment other than to note the scheme of mitigation outlined within the Remediation Method Statement.</i>			
632.2	TM/21/02759/LB & TM/21/02758/FL - Chestnuts 141 St Leonards Street West Malling ME19 6PE Listed Building Application: Proposed single storey side porch and rear extension, associated internal alterations and new entrance gate. West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 23rd November to discuss this application and has decided that it does not object to the application.</i>			
632.3	TM/21/02640/LB - Nationwide Building Society 69 High Street West Malling ME19 6NA Listed Building Application: Various internal repair works to property. West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 23rd November to discuss this application and has decided that it does not object to the application.</i>			
632.4	TM/21/02961/LB & TM/21/02960/FL 63A High Street West Malling ME19 6NA Listed Building Application: Awning on shop front. West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 23rd November to discuss these applications and whilst it is not committee policy to accept retrospective applications, the committee does not object.</i>			
632.5	TM/21/03019/AT 63 High Street West Malling ME19 6NA Text on awning valance West Malling Parish Council Planning Committee commented as follows: West Malling Parish Council Planning Committee met on the 23 rd November to discuss these applications and whilst it is not committee policy to accept retrospective applications, the committee does not object.			
632.6	TM/21/02901/RD Land Rear Of 239 To 259 London Road West Malling Details of planning Condition 12 (reptile mitigation strategy) submitted pursuant to planning permission TM/17/00506/OA (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). <i>West Malling Parish Council Planning Committee met on the 23rd November to discuss this application to discharge condition 12 pursuant to planning permission TM/17/00506/OA. The council is content that the condition be discharged.</i>			

632.7	<p>TM/21/03003/LB Abingdon House 19 - 25 High Street West Malling ME19 6QH Listed Building Application: Installation of blue plaque to building in West Malling to commemorate people of historical interest in the area.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd November to discuss this application and has decided that it does not object to the application.</i></p>		
632.8	<p>TM/21/02822/LB 1 Swan Street West Malling Kent ME19 6LD Listed Building Application: Installation of blue plaque to building in West Malling to commemorate people of historical interest in the area.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 23rd November to discuss this application and has decided that it does not object to the application.</i></p>		
21/633	<u>PLANNING ENFORCEMENT</u>		
	<p>Current investigations – the Clerk is aware that T&MBC are currently looking at potential planning breaches in Swan Street, St Leonards Street and Norman Road.</p>		
21/634	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none		
21/635	<p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></p> <p>Mr Mann asked if members were aware of the recent application for a lorry park at Wrotham. It was agreed that in the first instance this would be a matter for the Highways Committee.</p> <p>There was a general discussion regarding the appeal made to the Planning Inspectorate against the enforcement notice issued by T&MBC alleging a breach of planning control at Land Opposite The Paddocks, Birling Road, Leybourne.</p> <p>Mt Thompson reported a tree overhanging the entrance to Banky Meadows that is in need of attention. This has been reported to KCC PROW but is to be followed up by the Clerk & Ms Margetts.</p>	Clerk	✓
21/636	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 8 th December 2021		
	<p>Date of next WMPC planning meeting:</p> <p><i>It was agreed that the next meeting would be in January 2022 provided that there were no urgent applications in the meantime.</i></p> <p>Tuesday 25th January 2022</p>		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.42pm</p> <p>Signed.....</p> <p>Date.....</p>		