

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 22ND MARCH 2022, 7.30PM
THE CLOUT, 9 HIGH STREET WEST MALLING

Present: Mr. David Thompson (Chair)
Mr. Keith Mann
Ms Sara Margetts
Ms Min Stacpoole

Also Present:

Minute		Action by	Action	Response
22/159	APOLOGIES FOR ABSENCE – Ms Barkham, Ms Medhurst and Mrs Smyth			
22/160	DECLARATIONS OF INTEREST - none			
22/161	MINUTES of the meeting held on 22 nd February were approved and signed.			
22/162	MATTERS ARISING from the minutes not otherwise on the agenda - none			
22/163	TMBC LOCAL PLAN – no update			
22/164	NEIGHBOURHOOD PLAN			
	It was agreed to ask the committees to reconsider the Neighbourhood Plan questions. Mr Thompson to send re-send the questions and previous responses.	DT		
	It was agreed to start the grant application process.	Clerk/DT		
	It was agreed to request a meeting with the planning officers at T&MBC	Clerk		
22/165	PLANNING APPLICATIONS – T&MBC DECISIONS			
165.1	TM/21/02362/RD Land West Of Station Road North West Malling Kent 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 Approved [West Malling Parish Council Planning Committee had objected to this application on the grounds that more information was being requested by KCC and the Environment Agency].			
165.2	TM/21/02961/LB & TM/21/02960/FL - 63A High Street West Malling ME19 6NA Listed Building Application: Awning on shop front			

	<p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
165.3	<p>TM/21/03019/AT - 63 High Street West Malling ME19 6NA Text on awning vallance</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
165.4	<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>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
165.5	<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>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
165.6	<p>TM/21/03139/TNCA & TM/21/03099/TPOC- Amenity Land At Nevill Court West Malling G1 Area of Cob Nuts: Reduce to 2.5m T1 Sycamore, Fell to ground (major lean over neighbour's and boundary dispute) T2 Lime, Reduce by 30% (general maintenance and to keep in size with surroundings) H18 to 12.5m W6m to 4m T3, Sycamore, Reduce by 30% (general maintenance and to keep in size with surroundings) H18m to 12.5m W6m to 4m T4 Sycamore, Reduce by 25% (general maintenance and to keep in size with surroundings) H16 to 12m W4.5m to 3.5m T5 Holm Oak, Reduce by 25% (general maintenance and to keep in size with surroundings) H13m to 10m W8.5 to 6m T6 Cherry, Fell to ground (in decline) T7/8 Hornbeam, Reduce to previous points (for maintenance purposes and prune away from buildings) T9 Horse Chestnut, Reduce (w6m to 3.5m) (for maintenance purposes and prune away from buildings)</p> <p>TNCA application – no objection TPOC application – granted consent</p> <p>[See minutes of 25th January (21/39.6) for detailed Parish Council response]</p>			
165.7	<p>TM/21/03227/FL - New Barns House 150 Lavenders Road West Malling ME19 6HR Construction of garden wall and associated open structures around swimming pool</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
165.8	<p>TM/22/00064/TNCA - Avicia Cottage 36 King Street West Malling ME19 6QT 1x conifer tree- Reduce height from an approximate current height of 10 metres down to 7 metres</p> <p>No objection</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
165.9	<p>TM/22/00180/TNCA - Land And Garages West End Of Frog Lane West Malling Sycamore (T1) - to be dismantled/removed to ground level</p> <p>No objection</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			

165.10	<p>TM/22/00240/TNCA - 41 Swan Street West Malling ME19 6JU Works to remove 3 x Pear trees, 3 x Apple trees and 5 x Plum trees</p> <p>No Objection</p> <p>[West Malling Parish Council Planning Committee did not have any comments to add]</p>		
165.11	<p>TM/22/00261/TNCA - St Marys Church High Street West Malling Fell T1 and T3 (Limes) as per Arboricultural Report provided.</p> <p>No objection</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>		
22/166	<p><u>PLANNING APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></p>		
166.1	<p>TM/22/00261/TNCA - St Marys Church High Street West Malling Fell T1 and T3 (Limes) as per Arboricultural Report provided</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.</i></p>		
166.2	<p>TM/22/00280/TNCA - Manor Park Country Park St Leonards Street West Malling 3 x Ash (references 1, 3 and 10 of the Invicta Arboriculture report) - Fell: 1 x Ash (reference 15 of the Invicta Arboriculture report) - Prune back the east facing limb arising at a height of six metres above ground level to remove all encroachment from playground; (Dead Ash trees (references 2, 4, 5 and 6 of the Invicta Arboriculture report) - Fell; 1 x Ash (reference 12 of the Invicta Arboriculture report) - Remove 2 dead stems; 1 x White Poplar (reference 14 of the Invicta Arboriculture report) - Remove snapped hanging branch)</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.</i></p>		
166.3	<p>TM/22/00176/FL - Silver Tree 28 Brickfields West Malling ME19 5AG Single storey car port</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.</i></p>		
22/167	<p><u>BUILDING PLANNING APPLICATIONS</u></p>		
	<p>TM/22/00127/FL - 6 Orwell Spike West Malling ME19 4PB Retrospective Application: Conversion of existing first floor detached garage to a habitable guest room with kitchen and bathroom</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee considered this application on 22nd March and has decided that it objects to this application for the following reasons:</i></p> <p><i>As a matter of established policy, the Council does not approve retrospective planning applications.</i></p> <p><i>The Council is deeply disappointed at the continuing development within this site and the resulting density of dwellings.</i></p>		

	<i>The Council notes the concerns raised by residents about safety standards and would ask that Building Control visit the site to assess the conversion to ensure that all appropriate regulations have been adhered to.</i>			
22/168	<u>PLANNING APPEALS</u>			
	<p>TM/20/00598/FL – Land West of Station Road North, West Malling Erection of a care home (within use Class C2) including parking, access, landscaping & other associated works.</p> <p>The planning appeal was noted and it was agreed to submit additional comments as follows:</p> <p>In addition to our comments submitted to Tonbridge & Malling Borough Council on 13th April 2021, West Malling Parish Council would like to submit the following additional comments.</p> <p>The Council wishes to protect both the West Malling Conservation Area and the designated heritage asset of St Mary's Abbey and is of the opinion that the location, siting and size of the proposed build would cause harm to those assets plus would cause harm to the character and appearance of the area; in addition the way in which the presence of the Abbey has resulted in the eastern approach to the town being rural and characterised by open space would be irretrievably damaged by the development.</p> <p>The Council is concerned that if the appeal were to be successful, the number of additional vehicles using Swan Street and Lucks Hill would have a detrimental impact on highway safety, both at school drop off/collection times and at other times of the working /visiting day.</p> <p>The Council would question if the vicinity of the site to the railway station is a suitable location for a care home due to the noise of the trains running (in particular the freight trains) throughout the day and until late at night.</p> <p>On consideration of the plans, the Council is of the opinion that the proposal lacks outside space required for a welcoming, comfortable care home in which older people or others with complex needs might want to live.</p> <p>Clerk to submit</p>	Clerk	✓	
22/169	<u>PLANNING APPEAL DECISIONS</u>			
	<p>TM/19/02856/OA - Land at Ashton Way, West Malling – outline application for up to 75 dwellings.</p> <p>Appeal Dismissed - noted</p>			
22/170	<u>CLIMATE CHANGE / BIODIVERSITY WORDING FOR PLANNING COMMENTS</u>			
	<p>It was agreed that the following wording be added to planning comments submitted by WMPC (where appropriate). List of mitigating measures to be drafted and added to the website.</p> <p>West Malling Parish Council has declared a climate emergency and is taking action to respond to it. As part of this, we encourage all new developments within the parish to incorporate tangible measures designed to reduce dependency on fossil fuels and, in turn, help reduce the amount of carbon dioxide and other pollutants added to the atmosphere. These could include ensuring the highest possible standards of insulation on new builds and when retrofitting, considering alternative energy sources such as solar, air or ground source heat pumps and ensuring that provision is made for the use of electric vehicles. We are also keen to encourage measures designed to reduce water consumption and limit light pollution.</p>			
22/171	<u>TPO/CONSERVATION AREA TREE APPLICATIONS</u>			
	<p>It was noted that the T&MBC Tree & Landscape Officer encourages planning committees to submit additional comments on Conservation Area (non TPO) tree applications, even if the tree is not deemed suitable for a TPO.</p> <p>Comments submitted by the Parish Council (and other third-party representations received in</p>			

	response to consultation over a treework application/notice of intent) are part of the public record so applicants and agents would be able to view them on the Council's website.			
22/172	<u>PARISH INFRASTRUCTURE STATEMENT (Planning Obligations Protocol)</u>			
	This had been discussed in detail at the recent F&GP meeting (21 st March). WMPC priorities will be considered at the April Full Council meeting. Mr Thompson to add the recently agreed WMPC section 106 paper to the grid provided by T&MBC within the Infrastructure Statement paperwork.	DT		
22/173	<u>T&MBC HOUSING STRATEGY 2022- 2027</u>			
	Following a general discussion it was agreed that Mr Thompson would draft a response. Deadline 13 th April 2022 https://tmbc.inconsult.uk/housing_strategy/consultationHome?done=OBJChangesSaved	DT		
22/174	<u>BROADWATER ACTION GROUP</u>			
	Receipt was noted of the email from Broadwater Action Group dated 15 th March; it was further noted that there is the opportunity for one West Malling Parish Councillor to become a non-voting representatives on their Executive Committee. It was agreed unanimously that Mr Thompson be put forward as the WMPC representative. The BAG AGM is to take place via Zoom on 30 th March at which the decision about co-option will be taken.			
22/175	<u>PLANNING ENFORCEMENT</u>			
	Current investigations – the Clerk updated members on potential planning breaches in Swan Street. Potential investigations – none			
22/176	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
22/177	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u>			
	Ms Margetts reported that guttering was missing above the Lovely takeaway in the High Street – Ms Margetts offered to take a photo. Clerk to make enquiries of the landlord on safety grounds.			
22/178	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 6 th April 2022			
	Date of next WMPC Planning meeting – Tuesday 26 th April 2022 at The Clout			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.54 pm Signed..... Date.....			