

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 26TH APRIL 2022, 7.30PM
WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

Present: Mr. David Thompson (Chair)
Mr. Keith Mann
Ms Sara Margetts
Ms Camilla Medhurst
Mrs Yvonne Smyth

Also Present: Mr Mike North – co-opted member

Minute		Action by	Action	Response
22/237	APOLOGIES FOR ABSENCE – Ms Stacpoole			
22/238	DECLARATIONS OF INTEREST - it was noted that Mr Thompson took no part in application TM/22/00522/LB - 2 Police Station Road West Malling ME19 6LL (application which was dealt with using delegated powers, minute number 244.3) as he is a direct neighbour of the applicant.			
22/239	MINUTES of the meeting held on 22 nd March were approved and signed.			
22/240	MATTERS ARISING from the minutes not otherwise on the agenda			
	22/173 – T&MBC Housing Strategy – it was noted that the deadline had now passed. It was agreed that comments would still be submitted. Mr Thompson to draft. 22/174 – Broadwater Farm Action Group – Mr Thompson reported on the AGM which he attended via Zoom. Mr Thompson is now a co-opted member of the Executive Committee.	DT		
22/241	TMBC LOCAL PLAN – no update			
22/242	NEIGHBOURHOOD PLAN			
	It was noted that the Highways Committee had re-considered and drafted responses to the Neighbourhood Plan committee questions; further detail to be added to the responses. It was agreed to ask the Amenities Committee to re-consider their set of questions. Assistant Clerk to note agenda	SH	✓	
22/243	PLANNING APPLICATIONS – T&MBC DECISIONS			
243.1	TM/21/00621/RD - Land East Of King Hill West Malling Kent Details of conditions 2 (landscaping) and 3 (play area space) pursuant to planning permission TM/20/00171/RM			

	<p>(Approval of reserved matters relating to layout, scale, appearance and landscaping pursuant to outline 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) including details relating to the discharge of conditions (attached to outline permission 18/01013/OA) 1 (reserved details), 2 (time limit for submission of reserved matters), 3 (time limit for commencement of development), and 4 (reserved matters in general conformity with Design and Access Statement)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
243.2	<p>TM/21/00620/RD - Land East Of King Hill West Malling Details of conditions 15 (lighting), 16 (EV Charging), and 18 (Acoustic mitigation) pursuant to planning permission TM/18/01013/OAEA (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>			
243.3	<p>TM/21/00821/FL - 2 - 4 High Street West Malling Demolition of existing office building and construction of 5 new dwellings.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application but did ask that consideration be given to more parking spaces]</p>			
243.4	<p>TM/21/01365/RD – Land East Of King Hill West Malling Details of conditions 23 (surface water drainage) and 24 (sustainable drainage scheme) 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 did not comment on this application due to the technical nature of the application]</p>			
243.5	<p>TM/21/01458/RD - Land East Of King Hill West Malling Details of condition 22 (piling) submitted pursuant to planning permission TM/18/01013/OA (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>			
243.6	<p>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</p>			

	access point from King Hill. All matters reserved except for means of access) Approved [West Malling Parish Council Planning Committee had not objected to this application]			
243.7	TM/21/02365/FL - 17 Offham Road West Malling ME19 6RB Single storey side and first floor rear extension, loft conversion with rear dormer and alteration to roof of existing extension Granted [West Malling Parish Council Planning Committee had not objected to this application]			
243.8	TM/21/03031/FL - 60 High Street West Malling ME19 6LU Retrospective planning application for external alterations comprising external painting and timber weatherboarding Granted [West Malling Parish Council Planning Committee had not objected to this application]			
243.9	TM/21/02441/RD - New Barns House 150 Lavenders Road West Malling ME19 6HR Details of condition 3 (Archaeological Watching Brief) submitted pursuant to planning permission TM/21/01415/FL (construction of a swimming pool and associated landscaping) Approved [West Malling Parish Council Planning Committee did not object to the application but asked that Wendy Rogers of KCC and on-site archaeologists be made aware of the wider history of New Barns when assessing any future finds].			
243.10	TM/21/03296/FL - Wilderness Cottage 224 Offham Road West Malling ME19 6RG Remove a large black outbuilding and replace with a new studio in similar proportions. The new studio will be built to a higher standard and create a home office and family space within a private garden Granted [West Malling Parish Council Planning Committee did not comment due to sub-standard documents being submitted making the application difficult to consider]			
243.11	TM/21/03346/LB & TM/21/03345/FL - 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 Refused [West Malling Parish Council Planning Committee had objected to these applications]			
243.12	TM/22/00036/TNCA - 17 High Street West Malling ME19 6QH Maple (T1) - reduce by pollarding to 6m height and 6m spread No Objection [West Malling Parish Council Planning Committee noted that the tree was a Magnolia & not a Maple, the application was amended to reflect this. WMPC indicated that they would not object to the reduction of the Magnolia].			
243.13	TM/22/00175/FL - 2 New Barns Oast 146 Lavenders Road West Malling ME19 6HR Works to the music room to raise the eaves and replace the existing pitched roof with a new pitched roof, new conservation roof lights and bi-fold doors to the back elevation Granted [West Malling Parish Council Planning Committee had not objected to this application]			

243.14	<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>No Objection</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>		
243.15	<p>TM/22/00176/FL - Silver Tree 28 Brickfields West Malling ME19 5AG Single storey car port</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>		
243.16	<p>TM/21/03219/FL & TM/21/03220/LB - Listed Building Application: Removal of existing internal and external banking related fittings to facilitate branch closure</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to these applications but had asked that the Parish Council be allowed to safe-keep the internal plaque].</p>		
243.17	<p>M/22/00367/FL - Ashmere 139 Teston Road West Malling ME19 6PQ Single storey rear extension</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application but had asked that consideration be given to the installation of timber windows rather than UPVC].</p>		
22/244	<p><u>PLANNING APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></p>		
244.1	<p>M/22/00367/FL - Ashmere 139 Teston Road West Malling ME19 6PQ Single storey rear 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 whilst it does not object to the application, would ask that consideration be given to the installation of timber window frames rather than UPVC.</i></p>		
244.2	<p>TM/22/00445/RD – 5 Orwell Spike West Malling ME19 4PB Details of condition 3 (Landscaping), 5 (Contaminated land desktop study) ,6 (Site investigation) and 7 (Verification report) pursuant to planning permission TM/21/01112/FL (New dwelling with integral garage)</p> <p>West Malling Parish Council Planning Committee commented as follows:</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>		
244.3	<p>TM/22/00522/LB - 2 Police Station Road West Malling ME19 6LL Listed Building Application: alterations to hearth in front room and replacement of weatherboarding to rear elevation (including replacement of felt with breathable membrane and insertion of insulation between timber studs).</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 whilst it does not object to the application it would like to make the following comments:</i></p> <p><i>Alterations to the hearth in the front room – no objections</i></p> <p><i>Replacement of weatherboarding to rear – although the Parish Council does not object to the work being undertaken, the Council would ask that it be made a condition of the permission that the applicant consults directly with the owners of the neighbouring properties as the timbers to be replaced run along numbers 4 and 6. Any work undertaken could therefore impact on the fabric of those buildings. I have attached a picture to illustrate.</i></p> <p><i>The Council would ask that consideration be given to black cladding rather than brown as they understand that the whole terrace was once black.</i></p> <p>[Mr Thompson declared an interest in this application as a direct neighbour and therefore did not comment on the application].</p>			
22/245	BUILDING PLANNING APPLICATIONS			
245.1	<p>TM/22/00685/LRD - 26 King Street West Malling ME19 6QT Details of Condition 2 (samples of materials) submitted pursuant to planning permission TM/16/03332/LB (Listed Building Application: construction of new single storey rear and first floor side extension over driveway)</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th April to discuss this application and has decided that it does not object to the application.</i></p>			
245.2	<p>TM/22/00686/LRD - 26 King Street West Malling ME19 6QT Details of Condition 3 (windows) submitted pursuant to planning permission TM/16/03332/LB (Listed Building Application: construction of new single storey rear and first floor side extension over driveway)</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th April to discuss this application and has decided that it does not object to the application.</i></p>			
245.3	<p>TM/22/00748/TDC - Land Rear Of 119 And 121 Teston Road West Malling Technical Details Consent Application (Stage 2) for 3 dwellings and associated works following the grant of stage 1 Permission in Principle under planning reference TM/20/00277/PIP: (Permission in principle for up to 3 dwellings)</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th April to discuss this application and having considered the technical details has decided that it objects to this application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>The size and scale of the 3 proposed houses represent an overdevelopment of the site.</i> • <i>The proposed large houses do not reflect local housing needs as residents require smaller, more affordable properties.</i> • <i>The design of the houses are not in-keeping with the area, in particular, the Council would like to draw the applicant's attention to the close proximity of the listed building Yew Tree Cottage.</i> • <i>The Council has concerns regarding Highway safety as the site is near to a busy junction. With each house having its own separate driveway, there is an increased risk of road traffic accidents as vehicles attempt to enter and leave the properties; there is often slow moving traffic on this stretch of road in particular horses and cyclists.</i> <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</p>			

	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.			
245.4	<p>TM/22/00662/FL - 98 High Street West Malling ME19 6NE Change of use of the upper floors to residential use for 3 apartments and single storey rear extension (Revision to TM/21/02062/FL)</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th April to discuss this application and would like to make the following comments:</i></p> <p><i>The Parish Council does not object to this change of use application however the Council does have serious concerns about potential fire risks and the need for alternative escape routes. The exact location of the kitchen has not been identified and once this information is provided the applicant should ensure that all building and fire regulations are strictly adhered to.</i></p> <p><i>The Council supports the comments of the Director of Health & Housing with regards to insulation, noise, odour, working hours and the recommendation that bonfires are not lit on site as this will cause a nuisance to nearby residents.</i></p>			
245.5	<p>TM/21/02003/FL - The Bungalow 139 Offham Road West Malling ME19 6RE Development of 4 detached dwellings within the residential curtilage of the dwelling house including a new access to Offham Road</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th April to discuss this application and has decided that it strongly objects to this application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>the application proposes construction on the Green Belt without providing exceptional circumstances as to why this development should be allowed to proceed on this protected land.</i> • <i>this application constitutes overdevelopment on the plot it covers, proposing a large number of large houses that are disproportionate in size to the space available</i> • <i>the proposed vehicular access to the site from Offham Road is highly dangerous, nearby a portion of the road designated for the national speed limit and just before an already dangerous bend, where poor sight lines and parked cars already cause problems.</i> • <i>the proposed development will not help meet local housing demand, proposing as it does a number of large, executive-style houses, rather than the smaller 2-3 bed homes that local residents require.</i> • <i>the proposed development is not linked to the rest of the town by any footpaths or pavements, placing pedestrians at risk.</i> • <i>the application proposes the removal of several trees, which have not only been in place for a number of decades but which also serve to provide a green, rural approach from the south west of the town.</i> • <i>the application does not adequately meet the Parish Council's own guidance for addressing the climate and biodiversity emergency, including extensive use of renewable energy for heating, cooking and transport.</i> 			
22/246	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations – the Clerk updated members on potential planning breaches in Swan Street.</p> <p>Potential investigations – Clerk to request clarification as to when new signage requires</p>			

	planning consent and to speak with T&MBC regarding commercial waste bins on the High Street.			
22/247	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
22/248	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
22/249	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 25 th May 2022			
	Date of next W MPC Planning meeting – Tuesday 24 th May 2022			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.34 pm			
	Signed.....			
	Date.....			