

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 16TH DECEMBER 2022, 1.30 PM THE CLOUT, 9 HIGH STREET WEST MALLING

Present: Mr. David Thompson (Chair)
Mr. Keith Mann
Ms. Sara Margetts (arrived 1.46 pm)
Mrs Lorna Miles
Mrs Yvonne Smyth

Also Present 3 Residents (until 2.02 pm)
2 Representatives of Retirement Villages Developments West Malling Ltd (until 2.02 pm)

Minute		Action by	Action	Response
22/632	APOLOGIES FOR ABSENCE – Mrs Dean, Ms Medhurst and Ms Stacpoole.			
22/633	DECLARATIONS OF INTEREST - Mr Thompson and Ms Margetts declared a non pecuniary interest in application TM/22/02582/FL - 43 Swan Street West Malling ME19 6HF as their properties neighbour the application site.			
22/634	BUILDING PLANNING APPLICATIONS			
634.1	<p>TM/22/02562/FL - Land Rear Of 239 To 259 London Road West Malling Development of an integrated retirement community comprising of 140 extra care units together with associated communal facilities (all within Use Class C2); access from London Road (A20); vehicle and cycle parking with internal roads and footways; drainage infrastructure; landscaping and open space; and associated infrastructure.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee has considered this application and objects for the following reasons:</p> <p>The scale of the development represents overdevelopment of the site. These new proposals increase the number of planned dwellings on the site significantly. This will mean increased negative impact on the site, its neighbours and the town more generally and a lower standard of living for future residents.</p> <p>The height of the proposed structures, while lower overall, will still mean a loss of privacy for neighbours on London Road and Town Hill. In addition, plans for the main building show a significant increase in height.</p> <p>Approval will place further significant pressure on local services and infrastructure. The Parish Council is particularly concerned about a further rebalancing of the population of West Malling towards older groups shortly after the town has lost its GP surgery and is struggling to provide</p>			

	<p>medical services for the existing population.</p> <p>Access to the site remains problematic. The single track road which represents the single point of access to the site is not sufficient for a development of this increased size. Regular use by residents, visiting family and friends and visiting professionals will cause problems on the access road itself and on the A20 at the point of access.</p> <p>Access from the development to the town centre is inappropriate for this kind of development. Older people and those with mobility issues will struggle to access the town on foot given the distance to the High Street and the steep nature of Town Hill.</p> <p>Aesthetically the design of these proposals is not in keeping with local style, being much more suited to an urban environment.</p> <p>Despite an approved planning application, the site sits within the Metropolitan Green Belt.</p> <p>Current plans for ecological treatment may impact on local residents. Of particular concern is the possible relocation of badgers to nearby gardens and WMPC would ask that appropriate assessment and mitigation is undertaken to prevent this from happening.</p> <p>The Parish Council welcomes the suggestion of ongoing dialogue with Retirement Villages Group in relation to potential off-site contributions to biodiversity net gain, alongside discussions on how to enhance community assets.</p>			
	Residents and representatives of Retirement Villages Group left the meeting at 2.02 pm			
634.2	<p>TM/22/02582/FL - 43 Swan Street West Malling ME19 6HF Improvements to rear car park to provide additional car parking spaces and electric vehicle charging points, provision of bin and bicycle store, a replacement sliding gate, low level bollard lighting and new/replacement tree planting.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee has considered this application and objects for the following reasons:</p> <p>The Council is of the opinion that the number of proposed car parking spaces is an overdevelopment of the site and if permitted will result in increased traffic onto Police Station Road & Swan Street, both of which are residential streets. Police Station Road in particular is a very narrow street and the entrance / exit to the car park is both narrow and difficult and is arguably unsuitable for large vehicles. Increased traffic will greatly impact on residents, in particular those that face directly onto the car park, in such a narrow street the increase in vehicle noise and headlights directed into the houses opposite will be very noticeable.</p> <p>Due to the impact on neighbouring properties of both vehicle movements and the use of low level lighting, the Council would ask for clarification as to how many hours per day the car park will be in use and whether or not usage will include weekends; the car park having previously been closed on evenings and weekends. The Council supports the suggestion made by Peter Thomason that the advice of a lighting engineer be sought as councillors do have concerns about light penetrating nearby premises and the statutory nuisance that this may cause.</p> <p>Finally, the application would appear to include the removal of trees that are included within TPO No. 22/00042/TPO. We would ask that the applicant be made aware of this as a matter of urgency and that Edward Jones, T&MBC Tree and Landscape Officer also be made aware of this application. The Parish Council would of course strongly object to the removal of the trees.</p>			
634.3	<p>TM/22/02609/FL - 12 Woodland Close West Malling ME19 6RR First floor extension on top of existing ground floor room, to create one further single bedroom.</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 does not object to the application.</i></p>			

634.4	<p>TM/22/02666/RD - Land East Of King Hill West Mallng Details of condition 20 (final verification report) 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 Mallng Parish Council Planning Committee did not comment on this application.</p>			
634.5	<p>TM/22/02632/FL & TM/22/02633/LB - Milverton 116 High Street West Mallng ME19 6LX Listed Building Application: Extension to existing building and minor external alterations (Revision to approved application TM/22/01259/LB).</p> <p>West Mallng Parish Council Planning Committee commented as follows:</p> <p><i>West Mallng Parish Council Planning Committee has considered this application and does not object to the application.</i></p>			
634.6	<p>TM/22/02620/TNCA - Tudor House 136 High Street West Mallng ME19 6NE T1 Lime. Proposed is the re-pollarding and removal of epicormic growth which has caused the tree to be unsightly and straggly in appearance.</p> <p>West Mallng Parish Council Planning Committee commented as follows:</p> <p><i>West Mallng Parish Council Planning Committee has considered this application and does not object to the application.</i></p>			
22/635	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
22/636	<p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></p> <p>There was a general discussion regarding artificial lighting and Statutory Nuisance.</p> <p>Clerk to speak with T&MBC to obtain a definition.</p>	Clerk		
	Date of next WMPC Planning meeting – Tuesday 24 th January with ad hoc meetings to be held when necessary.			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 2.26 pm</p> <p>Signed.....</p> <p>Date.....</p>			