

# WEST MALLING PARISH COUNCIL

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 28<sup>TH</sup> NOVEMBER 7.30PM WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Mrs Bridgeland  
Mr Mann  
Ms Miles  
Mrs Smyth  
Mr Thompson (Chair)

Minute		Action by	Action	Response
23/651	<b><u>APOLOGIES FOR ABSENCE</u></b> – Mrs Dean; Ms Jones; Ms Margetts and Ms Stacpoole			
23/652	<b><u>DECLARATIONS OF INTEREST</u></b>  Mr Mann declared a non-pecuniary interest at minute number 23/659.1 as he lives in close proximity to the application site. Mr Mann remained in the room whilst this application was considered, but took no part in the committee's deliberations and decision.  Mr Thompson declared a non-pecuniary interest at minute number 23/660 as he lives in close proximity to the application site. Mr Thompson remained in the room whilst this application was considered, but took no part in the committee's deliberations and decision.			
23/653	<b><u>MINUTES</u></b> of the meetings held on 25 <sup>th</sup> July, 1 <sup>st</sup> September and 29 <sup>th</sup> September were approved and signed.			
23/654	<b><u>MATTERS ARISING</u></b> - none			
23/655	<b><u>TMBC LOCAL PLAN</u></b>			
	<b><u>Meeting with Cabinet Member for Planning</u></b>  Mr Mann reported that he met Cllr Taylor at the most recent Parish Panel Partnership meeting. Mr Taylor had confirmed that he would like to meet with WMPC. It was agreed that a meeting be set up potentially on a Friday or Saturday.	Clerk		
23/656	<b><u>NEIGHBOURHOOD PLAN</u></b>  Mrs Miles reported that she had attended KALC training – presentation slides to be emailed to all committee members.  Email from Kings Hill parish Council – receipt was noted of email inviting a member of WMPC	LM	√	

	to attend their next planning meeting on 7 <sup>th</sup> December. Mr Mann agreed to attend.			
<b>23/657</b>	<b><u>PLANNING APPLICATIONS – T&amp;MBC / WITHDRAWN APPLICATIONS</u></b>			
<b>657.1</b>	<p><b>TM/21/02719/OAEA</b> - Development Site At Broadwater Farm Ashton Way West Malling Outline Application: erection of up to 900 homes, land for a medical centre, primary and secondary school, associated open space and green infrastructure</p> <p>Withdrawn</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>			
<b>657.2</b>	<p><b>TM/22/00617/RM</b> – Development Site Land West Of Winterfield Lane East Malling West Malling Reserved Matters application pursuant to conditions of outline planning permission 19/01814/OA for details of layout, scale, landscaping and appearance in relation to the development up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping, pursuant to outline planning permission 19/01814/OA allowed at appeal (ref. APP/H2265/W/20/3256877)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>			
<b>657.3</b>	<p><b>TM/22/02518/RD</b> - Milverton 116 High Street West Malling ME19 6LX Details of condition 8 (construction management) submitted pursuant to planning permission TM/21/00617/FL (Partial demolition of buildings, conversion of existing buildings to form 2 no. apartments and erection of two no. terraces each containing 3 no. dwellings, parking for 6 no. cars and bin store)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application but asked that the management plan be amended to include matters such as vehicle access for the neighbouring property].</p>			
<b>657.4</b>	<p><b>TM/22/02562/FL</b> - 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>Granted</p> <p>[West Malling Parish Council Planning Committee had objected to this application].</p>			
<b>657.5</b>	<p><b>TM/22/02861/RD</b> - 26 High Street West Malling ME19 6QR Details of planning condition 03 (mechanical ventilation) submitted pursuant to planning permission TM/20/01015/FL (Proposed internal alterations and loft conversion on the first and second floor)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
<b>657.6</b>	<p><b>TM/23/00455/LB</b> - 36 - 38 High Street West Malling ME19 6QR Listed Building Application: Internal refurbishment and decoration works (retrospective)</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
<b>657.7</b>	<p><b>TM/23/00563/FL</b> - 26 Alma Road West Malling Kent ME19 6RP New dwelling adjoining 26 Alma Road (Resubmission)</p>			

	Granted  [West Malling Parish Council Planning Committee had not objected to this application].			
<b>657.8</b>	<b>TM/23/00697/FL &amp; TM/23/00698/LB</b> - 36 - 38 High Street West Malling ME19 6QR Listed building Application: Change of use of rear section of building to residential use and minor internal and external alterations.  Granted  [West Malling Parish Council Planning Committee had not objected to this application].			
<b>657.9</b>	<b>TM/23/01010/RD</b> - Development Site South Of 1 And 2 Orwell Spike West Malling. Details of condition 3 (Construction Method Statement) submitted pursuant to planning permission TM/20/02239/FL (Construction of 9 detached dwellings together with associated access, landscaping and drainage works)  Approved  [West Malling Parish Council Planning Committee had not objected to this application].			
<b>657.10</b>	<b>TM/23/01224/RD</b> - Land West Of Station Road North West Malling Details of condition 3 (Surface water drainage), Condition 4 (Archeological field evaluation), Condition 6 (Construction management plan) and Condition 9 (Landscape design) submitted pursuant to planning permission TM/21/00598/FL (Erection of a care home (within use Class C2) including parking, access, landscaping and other associated works)  Approved  [West Malling Parish Council Planning Committee had not objected to this application].			
<b>657.11</b>	<b>TM/23/01192/FL</b> - St Marys Church High Street West Malling Proposed new extension and internal re-ordering of the existing Church.  Withdrawn  [West Malling Parish Council Planning Committee had not objected to this application].			
<b>657.12</b>	<b>TM/23/01182/RD</b> - 98 High Street West Malling ME19 6NE Details of condition 3 (External materials) submitted pursuant to planning permission TM/22/00662/FL (Change of use of upper floors to residential use for 3 apartments and single storey rear extension (Revision to TM/21/02062/FL)  Approved  [West Malling Parish Council Planning Committee requested a change to the suggested colour scheme]			
<b>657.13</b>	<b>TM/23/01167/RD</b> - Development Site South Of 1 And 2 Orwell Spike West Malling Details of condition 14 (External materials) submitted pursuant to planning permission TM/20/02239/FL (Construction of 9 detached dwellings together with associated access, landscaping and drainage works)  Approved  [West Malling Parish Council Planning Committee were of the opinion that the materials were not in keeping with the surrounding area]			
<b>657.14</b>	<b>TM/23/01147/FL</b> - 277 London Road West Malling ME19 5AE Proposed rear conservatory  Granted  [West Malling Parish Council Planning Committee had not objected to this application].			

<b>657.15</b>	<p><b>TM/23/00994/LB &amp; TM/23/00993/FL</b> - 17 High Street West Malling ME19 6QH Listed Building Application: Demolition of existing rear extension, erection of a replacement single storey rear extension, new roof light windows to roof and associated alterations to existing house, plus roof extension and associated works to annex and garage.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
<b>657.16</b>	<p><b>TM/23/01247/TDCMIN</b> - Land Rear Of 119 And 121 Teston Road West Malling S73 Application to amend approved extant planning permission TM/23/00436/TDCMIN for Technical details consent (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>Granted</p> <p>[West Malling Parish Council Planning Committee had objected to this application].</p>			
<b>657.17</b>	<p><b>TM/23/01302/FL</b> - The Birches 122 Teston Road West Malling ME19 6PQ Conversion of integral garage to form a study and store room.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
<b>657.18</b>	<p><b>TM/23/01376/LB &amp; TM/23/01375/FL</b> - 147 Norman Road West Malling ME19 6RW Listed Building Application: Single storey wrap around extension.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
<b>657.19</b>	<p><b>TM/23/01331/FL</b> - 111 High Street West Malling ME19 6NA Removal of existing railings and erection of brick wall on boundary line reusing existing railings as infill guarding.</p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee had objected to this application].</p>			
<b>657.20</b>	<p><b>TM/23/01329/LB &amp; TM/23/01328/FL</b> - 43 Swan Street West Malling Kent ME19 6HF Listed Building Application: Replacement of an existing vent with a window and installation of a new conservation rooflight on the east elevation.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>			
<b>657.21</b>	<p><b>TM/23/01279/FL</b> - 9 Woodland Close West Malling ME19 6RR External alterations to the existing single storey side extension including raising up existing brick work, formation of a pitched roof with velux windows, replacing existing front and rear openings with new windows</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
<b>657.22</b>	<p><b>TM/23/01409/FL</b> - Cornerlea 35 Police Station Road West Malling ME19 6LL Resubmission of expired approval TM/18/02772/FL for demolition of existing pre-fab garage and erection of detached double garage, landscaping to front aspect and improvement of vehicular access.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			

<b>657.23</b>	<b>TM/23/01341/FL</b> - Land Adjoining The Bungalow 139 Offham Road West Malling ME19 6RE Relocation of existing garden field access  Withdrawn  [West Malling Parish Council Planning Committee had objected to this application]			
<b>657.24</b>	<b>TM/23/01563/FL</b> - 7 Sandown Road West Malling Kent ME19 6NT Single storey rear/side extension, to include demolition of existing detached garage.  Granted  [West Malling Parish Council Planning Committee had not objected to this application].			
<b>657.25</b>	<b>TM/23/01712/TNCA</b> - 20 King Street West Malling ME19 6QT T1 Eucalyptus- Dismantle-located in the courtyard garden.  No objection  [West Malling Parish Council Planning Committee had not objected to this application].			
<b>657.26</b>	<b>TM/23/01743/TNCA</b> - Manor Park Country Park St Leonards Street West Malling Tree 1 (applicant ref) - Ash-Remove hung up branch. Tree 2 (applicant ref) Willow - Fell to ground level. Tree 3 (applicant ref ) Ash Fell to ground level. Tree 4 (applicant ref) Alder Fell to ground level. Tree 5 ( applicant ref ) Ash and Elm Fell both to ground level. Tree 6 (applicant ref) Ash Fell to ground level. Tree 7 (applicant ref) Ash- fell to ground level. Tree 8 (applicant ref) Ash- Fell to ground level Tree 9 (Applicant ref) Ash - fell to ground level. Tree 10 (applicant ref) Hawthorn Fell to ground level Tree 11 (applicant ref) Ashfell to ground level. All works as per tree report.  No objection  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>657.27</b>	<b>TM/23/01738/TDCMIN</b> - Land Rear Of 119 And 121 Teston Road West Malling S73 Application to vary planning condition 10 (plans) of TM/23/00436/TDCMIN technical details of TM/20/00277/PIP to allow for first floors extensions to the garages.  Refused  [West Malling Parish Council Planning Committee had objected to this application]			
<b>657.28</b>	<b>TM/23/01715/FL</b> - 135 Offham Road West Malling ME19 6RE Demolition of garage and erection of new garage with studio.  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>657.29</b>	<b>TM/23/01894/LB &amp; TM/23/01895/FL</b> - Priors House 18 King Street West Malling ME19 6QT Listed Building Application: single storey link extension between dwellinghouse and annexe, construction of driveway gates and associated alterations to dwellinghouse and annexe. Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>657.30</b>	<b>TM/23/01931/FL</b> - 5 Orwell Spike West Malling ME19 4PB Single storey ground floor side extension - revised application clarifying access and hardstanding arrangements.  Granted  [West Malling Parish Council Planning Committee had objected to this application]			

657.31	<p><b>TM/23/01185/FL</b> - Development Site South Of 1 And 2 Orwell Spike West Malling Section 73 application to vary condition 2 (Plans list) and 22 (Boundary and acoustic fences) of planning permission TM/20/02239/FL (Construction of 9 detached dwellings together with associated access, landscaping and drainage works).</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
23/658	<p><b>PLANNING AND TREE APPLICATIONS CONSIDERED &amp; WHERE APPROPRIATE RESPONSE(S) SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</b></p>			
658.1	<p><b>TM/23/01563/FL</b> - 7 Sandown Road West Malling Kent ME19 6NT Single storey rear/side extension, to include demolition of existing detached garage.</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 provided that there are no objections from neighbours, the committee does not object to the application.</i></p>			
658.2	<p><b>TM/23/01569/FL</b> - 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 including additional arboricultural information (resubmission to address reasons for refusal on TM/22/02582/FL).</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <ul style="list-style-type: none"> <li><i>The committee is of the opinion that the proposals represent an overdevelopment of the site and if permitted will result in increased traffic onto Police Station Road &amp; Swan Street, both of which are residential streets. The business has substantial parking already and the office has very good public transport links nearby.</i></li> <li><i>The committee still has concerns about the low-level lighting being a potential nuisance to nearby properties and would ask that as per Peter Thomason's letter, an expert's opinion be sought on the correct level of lighting required.</i></li> <li><i>Due to the impact on neighbouring properties of both vehicle movements and the use of low-level lighting, the committee would again ask for clarification as to how many hours per day the car park will be in use and whether usage will include weekends; the car park having previously been closed on evenings and weekends.</i></li> <li><i>The proposed, industrial style gate is not in keeping with the conservation area. The committee is of the opinion that a pair of wooden doors, similar to those already in situ would be more in keeping.</i></li> <li><i>Removal of holly tree - this tree is important in softening the view of the car park from the homes opposite as well as being a tree of high amenity value - it should remain. The tree is described as 'lacking vitality', the committee would disagree with this, this tree is recovering from unauthorised work being undertaken on it some months ago and currently has berries on it. The committee would like to be assured that the Landscape Officer is aware of this application.</i></li> <li><i>The committee would ask that the applicant secure the implementation of a watching archaeological brief to be undertaken by an archaeologist approved by the Local Planning Authority.</i></li> </ul>			
658.3	<p><b>TM/23/02020/LB</b> - West Malling Railway Stn Station Approach West Malling Listed Building consent – removal of stud partition wall.</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>			
<b>23/659</b>	<b><u>BUILDING APPLICATIONS</u></b>			
<b>659.1</b>	<p><b>TM/23/03104/HH</b> – Shepherds Cottage Offham Road West Malling ME19 6RG Demolition of an outbuilding and the erection of infill kitchen extension (resubmission of TM/22/02837/FL) to include bi-fold doors and full size rooflights, as well as new rooflights in bedroom and cloakroom.</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>			
<b>659.2</b>	<p><b>TM/23/02079/PP</b>– 37 Police Station Road, West Malling, Kent, ME19 6LG Application under Section 73 to change the approved site plan drawing 4592 / PD-01, with the garage repositioned on revised drawing 4592 / PD-01.A Pursuant to Condition 2 (plans) of Planning application 22/02153/FL Proposed demolition of the existing detached dwelling and forward siting detached double garage. Erection of a single storey (with roof accommodation) 3 bedroom detached dwelling, with detached double garage, private drive and garden areas.</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> <p><i>The committee does have some concerns regarding access during the period of construction and would ask that the planning authority consider appropriate conditions such as an access / works management plan.</i></p>			
<b>659.3</b>	<p><b>TM/23/03081/FL &amp; TM/23/03082/LB</b> - 88 Arundel House, High Street West Malling ME19 6NE Listed Building application - Renewal of previous application numbers TM/20/01107/FL and TM/20/01108/LB to include a change of use to provide new A3 (cafe and restaurant) use for the building and demolition of existing outbuilding. Construction of a new single storey rear extension and replacement of existing flat roof; internal alterations; installation of new ventilation flue into chimney to the rear with a new ventilation cowl; construction of a single storey garden dining structure and refuse store along with associated landscaping works.</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> <p><i>The Committee would ask for clarification as to how the rear of the property is to be accessed during the construction phase.</i></p> <p><i>The Committee welcomes this application and would welcome the opportunity for engagement with the applicant.</i></p>			
<b>659.4</b>	<p><b>TM/23/03085/LB &amp; TM/23/03084/FL</b> - 10A Swan Street and 65 High Street West Malling Listed Building Application: Internal changes to 10a Swan Street and some alterations to the existing fenestration; construction of a new single storey refuse store to the rear; removal of the existing external plant by relocating this on to the second floor internally; breaking through from No.10a to join the property with the existing No.65 High Street and minor internal alterations to No.65; change of use of No.10a from Class E(A) and No.65 Class E(b) to a combined Class E(a) and Class E(b) establishment.</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 whilst</i></p>			

	<p><i>the committee does not object to the application it would like to make the following comments:</i></p> <p><i>The proposed bin store to the rear of the property sits adjacent to the Grade 1 listed Ancient House, a nearby Grade 2 listed building and within the historic core of West Malling. The committee is concerned that the placement of the bin store will obstruct the gable end elevation of the Ancient House, obscuring its most valuable aspect.</i></p> <p><i>It is proposed that the bin store will sit on a permanent concrete base which is unsuitable given the sensitivity of the location.</i></p> <p><i>In addition, the committee request that the LPA make it a condition that there be an archaeological watching brief during works at this site.</i></p>			
659.5	<p><b>TM/23/03060 - Land West of Stickens Lane, East Malling, West Malling</b> Outline Application: The erection of up to 150 dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.</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 strongly objects for the following reasons:</i></p> <p><i>This development will result in a loss of the open countryside between East and West Malling.</i></p> <p><i>This development will result in an unsustainable increase in traffic on Clare Lane, Winterfield Lane and the junction with the A20, with more traffic movement undoubtedly coming into West Malling via Swan Street.</i></p> <p><i>The increase in traffic and indeed pedestrians will have serious safety implications as the road network is in places narrow with reduced / poor visibility.</i></p> <p><i>Clare Lane is at risk of flood and is in a category flood zone 3.</i></p> <p><i>This development would result in a loss of high quality Grade 2 agricultural land.</i></p> <p><i>The land is proposed to form part of the Green Belt extension if agreed.</i></p> <p><i>Although not a material planning consideration, WMPC would like to comment on the lack of infrastructure; GP provision and other services.</i></p>			
23/660	<b><u>43 SWAN STREET – REVISED PLANS</u></b>			
	<p>Members were in receipt of revised plans for submission TM/23/01569/FL – these had been sent to the Clerk by the applicant.</p> <p>On consideration of the revised plans, it was agreed that the following comments would be submitted to TMBC:</p> <p><i>West Malling Parish Council Planning Committee has considered the revised drawings and accompanying letter and would like to submit the following comments:</i></p> <p><i>The proposed industrial style sliding metal gate is not in keeping with the surroundings (Conservation Area) and in addition could potentially be noisy on opening and closing.</i></p> <p><i>Due to the impact on neighbouring properties of both vehicle movements and the use of low-level lighting, the committee would ask again for clarification as to how many hours per day the car park will be in use and whether usage will include weekends. Regardless, the committee ask that any lighting be timed to switch off at 10.30pm or at the latest 11pm as this is a residential area.</i></p> <p><i>The committee objects to the loss of the healthy holly tree as this softens the view of the car park, will be a light pollution reducing measure as well as being a tree of high amenity value. The committee is satisfied with other aspects of the revised Landscape Plan but would ask that the Landscape Officer consider the details.</i></p>			



<b>23/661</b>	<b><u>PARISH INFRASTRUCTURE STATEMENT</u></b>			
	Minor revisions to be made to the current statement to reflect updates.	<b>DT</b>	√	
<b>23/662</b>	<b><u>DRAFT BUDGET 24/25</u></b>			
	It was agreed that a new budget line be added for public consultation fees for both Neighbourhood and Local Plan – sum of £1000.00.			
<b>23/663</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
	<b>Current investigations</b> – to discuss further with TMBC issues on King Hill and Swan Street. <b>Potential investigations</b> – West Street property (subsequently resolved)			
<b>23/664</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none			
<b>23/665</b>	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b> - none			
<b>23/666</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b> – Wednesday 6 <sup>th</sup> December 2023			
	<b>Date of next WMPC Planning meeting</b> – January 23 <sup>rd</sup> or 30 <sup>th</sup> with ad hoc meetings where necessary.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.14pm  Signed.....  Date.....			

Draft Budget 24/25

Planning Committee					
<b>Income</b>		<b>Budget 2023-24</b>	<b>YTD</b>	<b>Budget 2024-25</b>	
Local Plan					
Neighbourhood Plan Grant (1)		9000.00		9000.00	
	<b>Total</b>	9000.00	0.00	9000.00	
<b>Expenditure</b>		<b>Budget 2023-24</b>	<b>YTD</b>		
Neighbourhood Plan		7200.00		7200.00	
Neighbourhood Planning		1800.00		1800.00	
Mapping		100.00		100.00	
Local & Neighbourhood Plan assoc. costs				1000.00	
TCPA Subscription		110.00	81.00	110.00	
Wates					
	<b>Total</b>	9210.00	81.00	10210.00	
Surplus/-deficit		-210.00	-81.00	-1210.00	