

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 30TH JANUARY 7.30PM WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mrs Bridgeland (from 7.37)
Mr Mann
Ms Miles
Ms Stacpoole
Mr Thompson (Chair)

Minute		Action by	Action	Response
24/41	<u>APOLOGIES FOR ABSENCE</u> – Mrs Dean; Ms Jones; Ms Margetts and Mrs Smyth			
24/42	<u>DECLARATIONS OF INTEREST</u> - none			
24/43	<u>MINUTES</u> of the meetings held on 28 th November and 12 th January were approved and signed.			
24/44	<u>MATTERS ARISING</u> - none			
	Mrs Bridgeland arrived at 7.37			
24/45	<u>TMBC LOCAL PLAN</u> No update. General discussion regarding regulation consultation timings and the possibility of this being the topic of the WMPC Annual Parish Meeting which has to take place between 1 st March and 1 st June inclusive.			
24/46	<u>NEIGHBOURHOOD PLAN</u> It was agreed that members would meet to discuss a way forward. Potential for the Neighbourhood Plan to also form part of the Annual Parish Meeting. Mr Mann provided feedback on his attendance at a recent Kings Hill Parish Council planning meeting. KHPC and WMPC will be drafting their own plans.			
24/47	<u>PLANNING APPLICATIONS – GRANTED/REFUSED & WITHDRAWN APPLICATIONS</u>			
47.1	TM/23/01006/FL - The Scared Crow 79 Offham Road West Malling ME19 6RB Change of use of existing pub to form 2 x 3 bed dwellings including erection of a first floor South West rear extension, two storey South East rear extension and associated alterations			

	Granted (Area 2) [West Malling Parish Council Planning Committee had objected to this application]			
47.2	TM/23/01264/RD – Development Site South Of 1 And 2 Orwell Spike West Malling Details of Condition 20 (Arboricultural 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]			
47.3	TM/23/01569/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 including additional arboricultural information (resubmission to address reasons for refusal on TM/22/02582/FL). Granted [West Malling Parish Council Planning Committee had objected to this application]			
47.4	TM/23/01884/TPOC - 50 Town Hill West Malling ME19 6QN 2 x Lime (applicants ref. T1 and T3 - standing on the southern side of the access drive and opposite to number 48) - Reduce in height and spread as specified, remove epicormic growth to crown break. 1 x Lime (applicants ref. T2 - standing on the southern side of the access drive and opposite to number 48) - Reduce southern spread from 5m to 4m, remove epicormic growth to crown break. Group G1 of Tree Preservation Order Granted [West Malling Parish Council Planning Committee had not objected to this application].			
47.5	TM/23/01876/FL - 1 Orwell Spike West Malling ME19 4PB Section 73 application to vary the approved plans of condition 1 of 23/01463/NMA Non material amendment to permission TM/21/01560/FL (Erection of a detached dwelling; landscaping; parking and associated works on land adjacent to no.1 Orwell Spike) to add an approved plans condition, as submitted to amend planning application 21/01560/FL Erection of a detached dwelling; landscaping; parking and associated works on land adjacent to no.1 Orwell Spike, to amend approved plan numbers Granted [West Malling Parish Council Planning Committee did not comment on the section 73 application but highlighted previous objection comments].			
47.6	TM/23/01830/FL - Parking Area South Of Mellinges Close West Malling Erection of 4no dwellings comprising of 3 x 2 bedroom terrace, and 1 x 2 bedroom flat over garage. Provision of associated parking spaces and ancillary works Withdrawn [West Malling Parish Council Planning Committee had objected to this application].			
47.7	TM/23/02020/LB - West Malling Railway Stn Station Approach West Malling Listed Building consent – removal of stud partition wall. Granted [West Malling Parish Council Planning Committee had not objected to this application].			
47.8	23/03158/HH - 249A London Road, West Malling Single storey rear extension			

	Granted [West Malling Parish Council Planning Committee had not objected to this application].			
24/48	<u>PLANNING AND TREE APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSE(S) SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			
48.1	<p>23/03158/HH - 249A London Road West Malling 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 considered this application and has decided that it does not object to the application.</i></p>			
48.2	<p>23/03165/HH - 17 Woodland Close West Malling ME19 6RR Single storey rear extension and internal alterations.</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 has decided that it does not object to the application.</i></p>			
48.3	<p>23/03241 - Development Site Land West of Winterfield Lane S73 Application to vary planning condition 11 (Access plans) to TM/19/01814/OA Outline Application: Erection of 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.</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 on the basis that the existing copse is an important landscape feature. It shields both the houses opposite in Leybourne from the development and the new houses from the A20. As such these trees should be retained.</i></p>			
48.4	<p>23/03231/LB/23/03232/HH/23/03233/FLMIN - 115 St Leonards St West Malling ME19 6PE Conversion of detached workshop and storage building into a self-contained annex for relative (including demolition of a small timber lean-to structure and its replacement with a new brick addition) and associated renovation works and alterations to fenestration.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered these applications and does not object to them.</i></p>			
24/49	<u>BUILDING APPLICATIONS</u>			
49.1	<p>23/03435/LB – 56 Town Hill, West Malling, ME19 6QN Listed Building Application: Replacement windows.</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 supports this application.</i></p>			
49.2	<p>23/03395/HH - Hermitage Farm Cottage, Lucks Hill, West Malling ME19 6HW Proposed detached garage with basement housing new biomass boiler.</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>			

49.3	<p>23/02079/PP - 37 Police Station Road, West Malling, 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, submission of details relating to landscaping, slab levels and the EV charging point, pursuant to conditions 2 (plans), 4 (landscaping), 6 (slab levels) and 7 (EV charging point) 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>Having previously submitted no objection comments on this application, it was agreed that no further comments needed to be submitted.</p>			
49.4	<p>23/03453/HH 15 Fartherwell Avenue West Malling ME19 6NQ Proposed construction of a new front single storey extension and removal of existing entrance canopy.</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>			
24/50	<u>PARISH INFRASTRUCTURE STATEMENT</u>			
	Minor revisions agreed. To be considered for adoption at Full Council.			
	Clerk to note agenda	Clerk	√	
24/51	<u>KENT MINERALS AND WASTE LOCAL PLAN 2024-39</u>			
	Members to consider Pre-Submission Draft (Regulation 19) Public Consultation further at ad hoc meeting. Deadline Thursday 29 th February			
	Minerals and Waste Let's talk Kent			
	Clerk to note agenda	Clerk	√	
24/52	<u>PLANNING ENFORCEMENT</u>			
	Current investigations – Clerk to speak with TMBC enforcement regarding a property on King Hill and Swan Street.			
	Potential investigations – none			
24/53	<u>ACCOUNTS FOR PAYMENT</u>			
	Accounts for payment in the sum of £2,361.86 were approved – see below.			
24/54	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
24/55	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
24/56	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 21 st February			
	Date of next WMPC Planning meeting – Ad hoc meeting on Friday 9 th February 9.00, full committee meeting on Tuesday 27 th February.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.29pm			

	Signed.....			
	Date.....			

West Malling Parish Council

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<u>Accounts for Payment 30th January 2024</u>						cheques to be drawn	
Castle Water (single cheque 2677) (allotment water 1/12/23 - 31/12/23)						£ 56.83	
Kent County Council (Laser) (single cheque 2678) (Electricity supply period October at 5% VAT)						17.51 £ 18.39 VAT 0.88	
Kent County Council (Laser) (Electricity supply period October at 20% VAT)						562.98 £ 675.58 VAT 112.60	
Kent County Council (Laser) (Electricity supply period November at 5% VAT)						17.54 £ 18.42 VAT 0.88	
Kent County Council (Laser) (Electricity supply period November at 20% VAT)						642.95 £ 771.54 VAT 128.59	
Kent County Council (Laser) (Electricity supply period December at 5% VAT)						17.94 £ 18.84 VAT 0.90	
Kent County Council (Laser) (Electricity supply period December at 20% VAT)						667.72 £ 801.26 VAT 133.54	
Gullands LLP (cheque 2679) (payment to be made to TMBC via solicitors for the transfer of the public conveniences)						£ 1.00	
Total						2,361.86	