

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON FRIDAY 9TH FEBRUARY 2024 9.00 AM THE CLOUT, 9 HIGH STREET WEST MALLING

Present: Mrs Camilla Bridgeland
Ms Sara Margetts
Mr Keith Mann
Ms Min Stacpoole (from 9.19)
Mr David Thompson (Chair)

Minute		Action by	Action	Response
	This meeting started at 9.10am			
24/80	APOLOGIES FOR ABSENCE – Mrs Lorna Miles			
24/81	DECLARATIONS OF INTEREST - Mr Mann declared a non-pecuniary interest at minute number 24/82.6 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.			
24/82	BUILDING PLANNING APPLICATIONS			
82.1	<p>23/02037/FL – West Malling Railway Station , Station Approach , West Malling ME19 6HJ Change of use from taxi office (Sui Generis) to coffee shop (A3).</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 the committee does not object to the change of use application the committee is concerned by the apparent lack of wash basin and toilet facilities as highlighted in the response from TMBC's Food & Safety Team. The committee would also seek clarification on this. If the café is to make use of the station toilets, then the committee would suggest that the café opening hours would need to mirror the opening times of the station toilets.</i></p>			
82.2	<p>23/03262/LB & 23/03261 - 86 High Street West Malling ME19 6NE Listed Building Application: Part demolition of building and formation of extension to form coffee shop at 84-86 High Street.</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 to the application for the following reasons:</i></p> <ul style="list-style-type: none"> <i>Damage to heritage assets of both 84-86 High Street and those of the neighbouring properties.</i> 			

	<ul style="list-style-type: none"> • <i>Impact on neighbouring properties including noise nuisance.</i> • <i>Due to the location of the site, if this application were to be granted there would need to be a comprehensive work management scheme in place as works could bring the High Street/ West Street junction to a standstill.</i> • <i>The Parish Council would encourage the applicant to consider allowing access into the garden of the neighbouring property, access may be required for future works.</i> 			
82.3	<p>23/03512 – 35 Offham Road, West Malling ME19 6RB Demolition of existing conservatory to allow 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 does not object to the application.</i></p>			
82.4	<p>24/00012/PA - 61 High Street West Malling ME19 6NA Listed Building Application: Alter a rear window to convert it into a fire escape door, install handrailing to roof and a protective cabin for an escape stair.</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 currently objects to the application for the following reasons:</i></p> <p><i>The Council has concerns about the heritage aspects of this application and would ask that the heritage officer consider the application to determine if the proposals in their current form would damage any heritage assets, namely the removal of the window and the door.</i></p> <p><i>We note that the proposed fire escape is above the kitchen; the Council would like to ensure that the proposals meet any fire risk assessment requirements.</i></p> <p><i>The Council is happy to support this proposal once the above has been clarified.</i></p>			
82.5	<p>24/00051/PA - 24 Police Station Road, West Malling ME19 6LL Conversion of loft to habitable room incorporating rear dormer and 2x rooflights in the front roof slope.</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>			
82.6	<p>23/03485 - Bolton Cottage, Fartherwell Road, West Malling ME19 6RH Demolition of the existing outbuilding and conservatory. Proposed single storey rear extension, entrance porch and new-build detached double 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 does not object to the application</i></p>			
82.7	<p>24/00050/PA – 1 Yates Gardens, West Malling ME19 5FP Rear single-storey extension with pitched roof.</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>			
82.8	<p>24/00019/PA – 22 Bower House, West Street, West Malling ME19 6QX 1 x Beech Tree (Applicant reference T1) - Fell to near ground level and treat stump to inhibit regrowth due to clay shrinkage subsidence. Tree standing in front garden of property.</p>			

	<p>The following comments agreed amongst councillors via email and submitted on 8th February were ratified:</p> <p><i>West Malling Parish Council has considered this application and would like to make the following comments:</i></p> <p><i>West Malling Parish Council is concerned about the possible removal of the co-joined beeches. This magnificent tree is such an important feature of West Malling.</i></p> <p><i>We are mindful of the neighbour's issue with subsidence. We do not have any professional knowledge of this complex area but would worry that should this large tree be chopped down, that this may only exacerbate the root movements. We would recommend additional reports/surveys if this is thought necessary.</i></p> <p><i>We note that the owner of Bower House has submitted an application (23/03368) for works to this tree and fully support this work being done and the tree being kept in good order.</i></p>			
24/83	KENT MINERALS AND WASTE LOCAL PLAN 2024-39			
	<p>Having considered the pre-submission draft (Regulation 19) consultation it was agreed that WMPC would not submit comments.</p> <p>Minerals and Waste Let's talk Kent Deadline Thursday 29th February</p>			
24/84	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
24/85	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
	Date of next WMPC Planning meeting – Tuesday 27th February, 7.30 at West Malling Village Hall			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 10.02am</p> <p>Signed.....</p> <p>Date.....</p>			