

## WEST MALLING PARISH COUNCIL

**NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING COMMITTEE TO BE HELD  
ON  
TUESDAY 25<sup>TH</sup> JANUARY 2022, 7.30PM  
AT THE CLOUT, 9 HIGH STREET, WEST MALLING, ME19 6QH**

### Membership

Cllr. David Thompson (Chairman)  
Cllr. Gwyneth Barkham  
Cllr. Trudy Dean  
Cllr. Keith Mann  
Cllr. Sara Margetts  
Cllr. Camilla Medhurst  
Cllr. Yvonne Smyth  
Cllr. Min Stacpoole

Co-opted members:  
Mike North

Peter Cosier: Tree Warden  
Sara Margetts: Tree Warden

## AGENDA

1. **Welcome & Introduction**
2. **Apologies for Absence** – to receive
3. **Declarations of Interest** – to receive
4. **Minutes** - to receive and approve for signature the minutes of the meeting held on 23<sup>rd</sup> November 2021
5. **Matters Arising** from the minutes not otherwise on the agenda
6. **TMBC Local Plan**
  - 6.1 to note that the call for sites exercise has now started and will close at 5pm on 7<sup>th</sup> February.
  - 6.2 – to note that West Malling Parish Council has asked for an update in relation to the Local Plan with particular emphasis on communication and engagement with parish councils, this is to be discussed at the Parish Partnership Panel meeting on 27<sup>th</sup> January 2022
7. **Neighbourhood Plan** – to note receipt of email from Eleanor Hoyle and to consider way forward.
8. **Planning Application Decisions** - Review decisions made by TMBC since last month and consider any further responses
9. **Planning Applications** – to note that the following applications were considered following consultation with Members and where appropriate, responses sent to T&MBC using delegated powers (Section 101 (1) Local Govt Act 1972).
  - 9.1 **TM/2103031/FL** - 60 High Street West Malling ME19 6LU Retrospective planning application for external alterations comprising external painting and timber weatherboarding
  - 9.2 **TM/21/03094/RD** - 1 Orwell Spike West Malling Kent ME19 4PB Details of Condition 8 (archaeological written scheme of investigation) submitted pursuant to planning permission TM/21/01560/FL (Erection of a detached dwelling; landscaping; parking and associated works on land adjacent to no.1 Orwell Spike)

**9.3 TM/21/03152/TNCA** - Tree Works At Abingdon Mews Parking Area Conservation T2 (Holm Oak located in Abingdon Mews) to cut back branches overhanging 25 Police Station Road in line with brick boundary

**9.4 TM/21/03179/TNCA** - 38 Town Hill West Malling Kent ME19 6QN Pine Tree (T1) reduce height by 2m to previous reduction

**9.5 TM/21/03174/TNCA** 63 Offham Road West Malling ME19 6RB Re-pollard lime tree to previous points, for safety reasons, due to its current size and proximity to house (63 Offham road) and bungalow (65 Offham Road). This is the only lime tree in the garden of 63 Offham road, (located at the rear of the property).

**9.6 TM/21/03139/TNCA** - Amenity Land At Nevill Court West Malling G1 Area of Cob Nuts: Reduce to 2.5m T1 Sycamore, Fell to ground (major lean over neighbour's and boundary dispute) T2 Lime, Reduce by 30% (general maintenance and to keep in size with surroundings) H18 to 12.5m W6m to 4m T3, Sycamore, Reduce by 30% (general maintenance and to keep in size with surroundings) H18m to 12.5m W6m to 4m T4 Sycamore, Reduce by 25% (general maintenance and to keep in size with surroundings) H16 to 12m W4.5m to 3.5m T5 Holm Oak, Reduce by 25% (general maintenance and to keep in size with surroundings) H13m to 10m W8.5 to 6m T6 Cherry, Fell to ground (in decline) T7/8 Hornbeam, Reduce to previous points (for maintenance purposes and prune away from buildings) T9 Horse Chestnut, Reduce (w6m to 3.5m) (for maintenance purposes and prune away from buildings)

**9.7 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)

**9.8 TM/21/03227/FL** New Barns House 150 Lavenders Road West Malling ME19 6HR Construction of garden wall and associated open structures around swimming pool.

**9.9 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

**9.10 TM/21/03251/RD** - 25 West Street West Malling ME19 6QX Details of conditions 2 (materials), 4 (levels) and 5 (landscaping) submitted pursuant to planning permission TM/18/02072/FL (Provision of a two storey side extension, a single storey rear extension and wholesale re-modelling of the existing dwellinghouse together with the construction of a pair of semidetached dwellings to side with associated provision of a new access).

**9.11 TM/21/03219/FL** - National Westminster Bank Ltd 43 Swan Street West Malling ME19 6JU Removal of existing internal and external banking related fittings to facilitate branch closure.

**9.12 TM/21/03321/FL** - 58 Ryarsh Lane West Malling ME19 6QP Single storey rear extension and enlargement of existing loft conversion incorporating alterations to roofline from hip to gable and rear dormer

**9.13 TM/21/03255/LB** - 44 High Street West Malling ME19 6QR Change the colour of the window frames, door and shop fascia board on ground level from green to blue, reference (brand) Little Green, Hicks Blue 208

## 10. Planning Applications - to consider and agree WMPC response to the following planning applications:

**10.1 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.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/03346/LB>

**10.2 TM/22/00036/TNCA** - 17 High Street West Malling ME19 6QH Maple (T1) - reduce by pollarding to 6m height and 6m spread.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/00036/TNCA>

**10.3 TM/21/03220/LB** - National Westminster Bank Ltd 43 Swan Street West Malling ME19 6JU  
Listed Building Application: Removal of existing internal and external banking related fittings to facilitate branch closure.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/03220/LB>

**10.4 TM/21/03099/TPOC** - Amenity Land At Nevill Court West Malling G1 Area of Cob Nuts: Reduce to 2.5m T1 Sycamore, Fell to ground (major lean over neighbour's and boundary dispute) T2 Lime, Reduce by 30% (general maintenance and to keep in size with surroundings) H18 to 12.5m W6m to 4m T3, Sycamore, Reduce by 30% (general maintenance and to keep in size with surroundings) H18m to 12.5m W6m to 4m T4 Sycamore, Reduce by 25% (general maintenance and to keep in size with surroundings) H16 to 12m W4.5m to 3.5m T5 Holm Oak, Reduce by 25% (general maintenance and to keep in size with surroundings) H13m to 10m W8.5 to 6m T6 Cherry, Fell to ground (in decline) T7/8 Hornbeam, Reduce to previous points (for maintenance purposes and prune away from buildings) T9 Horse Chestnut, Reduce (w6m to 3.5m) (for maintenance purposes and prune away from buildings)

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/03099/TPOC>

**11. Section 106 agreements/planning obligations** – to agree a list of possible section 106 requirements/ requests to then be agreed at Full Council.

## **12 Planning Appeals – Development Site South West of West Malling Railway Station, Station Approach**

**12.1** – to note that the Informal Hearing will take place via Microsoft Teams commencing on 1 February 2022 and it is anticipated that the hearing will last for 2 days.

**12.2** – the Inspector has been notified that Mr Mann will be speaking on behalf of WMPC .

**13 The Scared Crow Public House** – to note that WMPC has been notified that the owner intends to dispose of the site. In accordance with the Regulations, a six-week moratorium period is now in place within which no relevant disposal can take place. That period ends on the 1 March 2022. During that initial moratorium period, an eligible community interest group can request in writing to be treated as a potential bidder for the asset and, if such a request is received, the moratorium period is then extended to a total of six months. This period, if requested, would therefore end on 18 July 2022.

## **14. Planning & Conservation Enforcement**

**14.1 Current Investigations** - Consider current investigations & any next steps required.

**14.2 Potential New Investigations** - Receive reports of potential Planning & Conservation enforcement Issues and consider next steps

## **15. Questions from members of the public and councillors**

**16. TMBC Area 2 Planning Committee** - Wednesday 23<sup>rd</sup> February 2022

**17. Date of next WMPC Planning Committee Meeting** – Tuesday 22<sup>nd</sup> February 2022 – venue to be confirmed.



**Claire Christmas**  
**Clerk to West Malling Parish Council**  
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