

WEST MALLING PARISH COUNCIL

**NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING COMMITTEE TO BE HELD
ON
TUESDAY 26TH JULY 2022, 7.30PM
AT WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING, ME19 6RW**

Membership

David Thompson (Chair)
Trudy Dean
Keith Mann
Sara Margetts
Camilla Medhurst
Lorna Miles
Yvonne Smyth
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. **Election of Chair and Vice-Chairman**
5. **Minutes** - to receive and approve for signature the minutes of the meeting held on 26th April 2022
6. **Matters Arising** from the minutes not otherwise on the agenda
7. **Land to the rear of 237-259 London Road** – to hear from representatives of Retirement Villages Group Ltd regarding their emerging proposals for the site; outline planning permission having been granted on appeal in 2018 and a reserved matters application subsequently approved by T&MBC.
8. **TMBC Local Plan** - to receive update.
9. **Neighbourhood Plan** – to receive update
10. **Planning Application Decisions**
 - 10.1 Review decisions made by TMBC since last month and consider any further responses.
11. **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).
 - 11.1 **TM/22/00820/FL** - Bolton Cottage Fartherwell Road West Malling ME19 6RH Demolition of the existing garage, outbuilding and conservatory. Proposed single storey side and rear extensions and new build detached double garage

- 11.2 TM/22/00663/LB** - St Marys Abbey 52 Swan Street West Malling ME19 6JX Listed Building Application: Change the roof finish from lead to 0.5 mm terne coated stainless steel, to the lantern light of the Pax House building within the Abbey estate.
- 11.3 TM/22/00848/TNCA** - 72 St Leonards Street West Malling ME19 6PB T1 Ash Re-pollard (previously pollarded, cyclical maintenance)
- 11.4 TM/22/00818/FL** - 26 Alma Road West Malling ME19 6RP New dwelling adjoining 26 Alma Road
- 11.5 TM/22/01002/RD** - Land East Of King Hill West Malling Partial discharge of condition 19 (Contamination part 3 and 4) 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)
- 11.6 TM/22/00952/LB** - 31 - 33 High Street West Malling ME19 6QH Listed Building Application: Re-decorate windows, doors and external iron railings at front of property.
- 11.7 TM/22/00933/LB** - 44 High Street West Malling ME19 6QR Listed Building Application: Removal and replacement of 2 windows to the front elevation first floor.
- 11.8 TM/22/00925/LB** - Church House 137 High Street West Malling ME19 6ND Listed Building Application: attachment of a blue plaque to Listed Building in West Malling to commemorate an important local citizen.
- 11.9 TM/22/00767/LB & TM/22/00766/FL** - Chestnuts 141 St Leonards Street West Malling ME19 6PE Listed Building Application: Installation of a new internal opening, new pedestrian entrance and gate to front of house.
- 11.10 TM/22/00617/RM** - 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)
- 11.11 TM/22/00708/FL** - Land Opposite The Paddocks Birling Road Leybourne West Malling Change of use of land to residential for members of the Gypsy Traveller community. The site to contain two static caravans, five touring caravans, parking, hardstanding, and associated infrastructure. This application is part retrospective.
- 11.12 TM/22/01088/TNCA** - More Park R C Primary School Lucks Hill West Malling ME19 6HN Group of 4 Sycamore trees growing on the playground boundary, Reduce the overall crowns on each tree by 4.5 Meters
- 11.13 TM/22/01073/RD** - Roundabout Junction Of Ashton Way And Tower View Kings Hill West Malling Details of condition 15 (Road improvements) submitted pursuant to planning permission TM/13/01535/OAEA (Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multi-functional extension to the community centre, a youth outdoor recreational facility, formalisation of car parking areas at the community centre and adjacent to Crispin Way, alterations to the highway network at Alexander Grove, Gibson Drive and Queen Street and open space including a new linear park, trim trails, woodland paths and green spaces (the primary school has been granted planning permission by Kent County Council under ref TM/14/01929/CR3)
- 11.14 TM/22/01080/FL** - Townsend House 235 London Road West Malling ME19 5AD Part two storey, part single storey rear and wrap around side extension
- 11.15 TM/22/01072/RD** - Land East Of King Hill West Malling Details of condition 20 Remediation Strategy and Verification Plan (parts 1-3 Interim Verification Report) 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)

11.16 TM/22/01147/TPOC - Land Part Of Church Farm At Rear Of 71 To 97 Ewell Avenue West Malling
Three large Oak recommendation of 50% lowering of the crown and two very tall Scots Pine trees. The Scots Pine trees are of concern as a Scots Pine tree of the same age and in the same field, broke in half in the recent storms in February 2022. A similar occurrence would risk danger to the residents of Ewell Avenue, standing in group A1 of Tree Preservation Order - 67/00001/TPO

11.17 TM/22/01245/TNCA - 41 Swan Street West Malling ME19 6JU Removal of a large Lime tree on the driveway of 41 Swan Street, West Malling. The tree higher than both the property and the neighbouring property (The Swan). We wish to seek approval to remove the tree completed before it becomes a danger to the properties and potentially pedestrians walking along swan street.

11.18 TM/22/01173/FL - Munsukh House 3 Orwell Spike West Malling ME19 4PB Construction of a new detached garage with annex in roof space above

11.19 TM/22/01302/FL - 4 Offham Road West Malling ME19 6RA Conversion of loft to habitable rooms with two rooflight windows to front roof slope and a rear dormer

11.20 TM/22/01259/LB & TM/22/01258/FL - Milverton 116 High Street West Malling ME19 6LX Listed Building Application: Extension to existing building and minor external alterations

11.21 TM/22/01228/LB - Land Rear Of 36 To 38 High Street West Malling Listed Building Application: Removal and closing up of doorway at first floor level between The Red House and The Assembly Rooms

11.22 TM/22/01371/TNCA - 20 Offham Road West Malling ME19 6RA T1-Willow- Proposed overall crown reduction to a height and lateral spread of 11m & 9m respectively. Crown raise to 3m to allow passage beneath

12. Planning / Tree Applications - to consider and agree WMPC response to the following planning applications:

12.1 TM/22/01379/TNCA - Old Parsonage Court West Malling ME19 6NZ Reduce height of Magnolia tree T1 by 2m under gutter height adjacent to property no.2. Reduce lateral growth by 2m to balance and shape

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01379/TNCA>

13. Appeals

13.1 25 West Street, West Malling ME19 6QX – to note that an appeal has been made to the Planning Inspectorate and to consider if WMPC wish to make any additional comments or modify/withdraw previous representations. Previous comments circulated.

13.2 Shepherds Cottage, Offham Road West Malling ME19 6RG – to note that this appeal has been dismissed.

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 10th August 2022

17. Date of next WMPC Planning Committee Meeting – tbc

A handwritten signature in black ink, appearing to read 'Claire Christmas', with a stylized flourish at the end.

Claire Christmas
Clerk to West Malling Parish Council
9 High Street, West Malling, ME19 6QH
01732 870872