WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 24TH SEPTEMBER, 7.30PM AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mr. Keith Bullard Mrs. Yvonne Smyth Mr. David Thompson (Chairman)

Also Present: Mr Mike North - co-opted member

Minute		Action by	Action	Response
19/520	APOLOGIES FOR ABSENCE – Ms Gwyneth Barkham and Ms Min Stacpoole			
40/504				
19/521	DECLARATIONS OF INTEREST - none			
19/522	MINUTES of the meeting held on 27 th August 2019 were approved.			
19/523	MATTERS ARISING from the minutes not otherwise on the agenda –			
	[19/468] – Arundel House – the Clerk confirmed that Mr Thompson, Mr Stapleton, Mrs Dean and Clerk were due to meet the project manager on 25 th September to discuss renovation of the property.			
10/201				
19/524	TMBC LOCAL PLAN			
	The letter from the Inspectors to T&MBC dated 12 th September was noted. The Inspectors raised continued concerns with regard to parts 1 of the evidence base, particularly relating to the Green Belt, sustainability appraisal and the site selection process.			
	The Inspectors have decided to proceed to Inspection, but with a phased approach with the first phase of hearings covering:			
	 Legal compliance and procedural matters, including the duty to cooperate (this is to ensure that any potential 'show-stopping' legal problems that we are unable to rectify are explored first) The Green Belt The site selection process, including the sustainability appraisal. 			
	A copy of the letter in full can be found at: <u>https://www.tmbc.gov.uk/data/assets/pdf_file/0009/827127/ED32-Letter-to-the-Council-12-</u> <u>Sept-2019.pdf</u>			
19/525	NEIGHBOURHOOD PLAN			
13/323				
	At the meeting of Full Council on 2 nd September it was agreed that the West Malling Neighbourhood Plan be revisited. Mr Thompson had prepared a briefing note detailing a			

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	proposed way forward. Points of note:			
	 Locality website which contains useful information on planning, submitting and funding a Neighbourhood Plan can be found at - <u>https://neighbourhoodplanning.org/</u> 			
	 Recommendations to Full Council: The creation of a single Neighbourhood Plan Steering Group to develop & draft the Neighbourhood Plan. To use the existing WMPC committee structure to allow the wider membership to contribute. 			
	 To consider limiting the policy themes to housing, historic environment and natural environment. 			
	 To approve a WMPC application for a Neighbourhood Plan grant. At this stage to refrain from commissioning professional legal support, but to return to this option as necessary. 			
	 To approve arranging a public meeting to canvass the views of local residents and to gather the necessary evidence to begin formulating the plan. To seek volunteers to help collate vital background and subject specific data. 			
	Mr Thompson to draft recommendation for Full Council	DT	~	
	Clerk to note F&GP agenda to allow discussion amongst all committee chairmen.	Clerk	✓	
19/526	LAVENDERS ROAD/BELLWAY APPLICATION			
19/520	LAVENDERS ROAD/BELLWAT AFFLICATION			
	The appeal hearing concluded on Friday 30 th August with the Inspector undertaking a site visit on that date. It is expected that the decision will be announced at some point in October.			
	The Clerk reported that Liberty Property Trust have appealed to the Planning Inspectorate in respect of the 5 proposed development sites on Kings Hill. The appeal is due to start on 3 rd December			
19/527	PLANNING APPLICATION – NEW BUILDING APPROVALS			
527.1	TM/1901004/FL – Rathshan 21 Windmill Lane East Malling West Malling ME19 6HS Retrospective planning application for a dwelling.			
	Granted.			
	[West Malling Planning Committee had objected to this application]			
19/528	PLANNING APPLICATION REFUSALS			
	There were no planning application refusals		+	
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19/529	WITHDRAWN APPLICATIONS			
	TM/19/00578/FL – Mr & Mrs Frederic de Ryckman de Betz 127 Offham Road West Malling Demolition of existing outbuildings and erection of 2 storey side/rear extension, alterations to elevations and insertion of dormers.			
	Withdrawn by applicant			
	[West Malling Planning Committee had objected to this application]			
19/530	TREE APPLICATION APPROVALS			_
530.1	TM/19/01861/TPOC - The Shire 131 Offham Road West Malling ME19 6RE G1 Group of Sycamore Trees – reduce back branches to clear roof & garden by at least 3m. G2 2 Spruce – reduce back the 2 lower branches to boundary; Sycamores and Holly along the remainder of the driveway – crown lift to at least 5.5m back to boundary.			

	G3 Sycamore & Ash Tree – crown lift branches overhanging the garden up to approx. 5m to		
	allow more light, sever ivy on both trees up to 1m.		
	T4 Ash – crown lift to 6m also reducing back to source the first large left hand limb,		
	T5 Hornbeam – remove the dead limb & crown lift to approx. 5m to clear shed roof, T6 Hazel Stool – fell to ground level and		
	G7 Group of trees and shrubs – cut back to boundary and up to approx. 5m		
	The Planning Committee commented as follows:		
	The Flamming Commenced as follows.		
	Granted		
	[West Malling Planning Committee had had no objections].		
530.2	TM/19/01796/TNCA - St Marys Abbey 52 Swan Street West Malling ME19 6JX Holm Oak – dismantle tree to near ground level.		
	Granted		
	[West Malling Planning Committee had had no objections].		
530.3	TM/19/01723/TNCA - Sycamore Lodge 1 Lucks Hill West Malling ME19 6HW Removal of		
	heavily leaning Ash tree with some dead and dying branches in crown and removal of small Sycamore tree.		
	Granted		
	[West Malling Planning Committee had had no objections].		
19/531	TREE APPLICATION REFUSALS		
	There were no tree application refusals		
19/532			
19/552	BUILDING PLANNING APPLICATIONS		
532.1	TM/19/01004/FL – Rathshan 21 Windmill Lane East Malling West Malling ME19 6HS		
	Retrospective planning application for a dwelling – revised location plan.		
	Due to time restraints, a revised location plan was considered outside of committee; members		
	agreed that they did not wish to comment on the revised plan and that their original comments		
	regarding the retrospective application still stood.		
	This action was hereby ratified		
532.2	TM/19/01814/OA – Wates Developments Ltd – Development Site Land West of Winterfield		
552.2	Lane East Malling. 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 accesses onto London Road and Winterfield Lane creating a new link road and associated parking & landscaping.		
	It was agreed that draft comments be submitted to T&MBC with detailed comments to be agreed at Full Council on 7 th October. Key points as follows:		
	 The site is not shown for housing on the current Local Plan and is shown as rural countryside. 		
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	countryside.		
	countryside. 2. The site is proposed Green Belt on the draft Local Plan		
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	 countryside. 2. The site is proposed Green Belt on the draft Local Plan 3. The site is crossed by virtually two diagonal, rural public footpaths which are used extensively and should be protected. 4. The site comprises high-quality agricultural land in continuous use since at least the last war. 5. Allowing developing on this site would erode the distinct separation between the settlements of East Malling, West Malling and Larkfield. 		
	 countryside. 2. The site is proposed Green Belt on the draft Local Plan 3. The site is crossed by virtually two diagonal, rural public footpaths which are used extensively and should be protected. 4. The site comprises high-quality agricultural land in continuous use since at least the last war. 5. Allowing developing on this site would erode the distinct separation between the 		

	be maintained.			
	WMPC would wish to point out that this application falls within East Malling and not Leybourne.			
	Clerk to note Full Council agenda	Clerk	✓	
532.3	TM/19/02094/FL – Mr & Mrs Sutch Nevill Lodge 4 Town Hill West Malling ME19 6TF Single storey rear extension.			
	The Planning Committee commented as follows:			
	West Malling Parish Council Planning Committee met on the 24 th September to discuss this planning application and has decided that it does not object to this application.			
532.4	TM/19/02020/LB - Mr & Mrs Cornish Forge House 10 King Street West Malling ME19 6QT 6QT Listed Building application: Alterations to first floor to provide a new guest bathroom and a walk-in wardrobe. Works include the removal of an existing separate w.c. and enclosing stud wall and door from first floor landing. A new stud wall will be inserted in the central rear bedroom to form the walk-in wardrobe and new guest bathroom. A small doorway formed in an existing stud wall will give access to the new walk-in wardrobe from the existing main bedroom. The door from the w.c will be reused in this location.			
	The Planning Committee commented as follows:			
	West Malling Parish Council Planning Committee met on the 24 th September to discuss this planning application and has decided that it does not object to this application.			
19/533	TREE PLANNING APPLICATIONS			
533.1	TM/19/02131/TPOC - Douces Manor St Leonards St West Malling ME19 6UB T1 – Fell to ground, Holly leaning at a 30 degree angle over Lodge House. T2/T3 – both trees reduce in height to 5 metres.			
	West Malling Parish Council Planning Committee met on the 24 th September to discuss this planning application and wishes to make the following comments:			
	Holly tree - as holly trees have a considerable environmental value we would ask that consideration be given to reducing / reshaping the tree rather than felling.			
	T2/T3 – we do not object to this work being undertaken provided that the Landscape Officer is content.			
19/534	PLANNING ENFORCEMENT			
534.1	Current investigations - none			
534.2	Potential new investigations – Clerk reported that there had been complaints regarding noise from the Five Pointed Star and concerns regarding the large number of people that now congregate in the old driveway which leads to the new garden area. There was general discussion amongst members as to whether or not the driveway was part of the licenced premises.			
	Clerk to speak with T&MBC Licensing Services regarding noise complaints and to establish if the driveway is part of the licensed area.	Clerk		
19/535	THE FARMHOUSE – APPLICATION TO VARY PREMISES LICENCE			
	WMPC have applied to T&MBC for a review of The Farmhouse premises licence; licensing			

	services have now advised that the hearing is to take place on Tuesday 29 th October at 10am.		
	Mr Thompson to attend on behalf of WMPC		
19/536	QUESTIONS FROM MEMBERS OF THE PUBLIC - none		
19/537	QUESTIONS FROM COUNCILLORS - none		
19/538	TMBC AREA 2 PLANNING COMMITTEE – next meeting date tbc		
	Date of next planning meeting: Tuesday 22 nd October 2019 - tbc		
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.55 pm		
	Signed		
	Date		