

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON TUESDAY 29<sup>TH</sup> OCTOBER, 7.30PM  
AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Ms Gwyneth Barkham  
Mr. Keith Bullard  
Mrs. Yvonne Smyth  
Ms. Min Stacpoole  
Mr. David Thompson (Chairman)

**Also Present:** Mr. Mike North – Co-opted member  
Ms. Camilla Medhurst – Parish Councillor  
Ms. Sara Margetts – Tree Warden

Minute		Action by	Action	Response
19/603	<b>APOLOGIES FOR ABSENCE</b> – none			
19/604	<b>DECLARATIONS OF INTEREST</b> - Mr Thompson declared an interest in respect of minute number 19/613.5 (application for 53 Swan Street) as he is a neighbour.			
19/605	<b>MINUTES</b> of the meeting held on 24 <sup>th</sup> September were approved.			
19/606	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda – none			
19/607	<b>TMBC LOCAL PLAN</b>			
	<p>The Local Plan Inspectors have agreed arrangements for the further consultation on some of the Local Plan documents submitted since January.</p> <p>T&amp;MBC are preparing to launch the consultation on Monday 4<sup>th</sup> November; the consultation period will be 6 weeks.</p> <p>T&amp;MBC will be contacting all of the respondents who made representations during the Regulation 19 consultation last year and also statutory consultees, neighbouring Local Authorities, Parish &amp; Town Councils and MP's who did not respond, to advise them of the consultation.</p> <p>The inspectors will only consider comments in respect of the selected documents submitted since January and how they affect the soundness of the submitted Local Plan.</p>			
19/608	<b>NEIGHBOURHOOD PLAN</b>			
	<p>Mr Thompson reported that progress had been made on the grant funding application.</p> <p>WMPC are holding a Neighbourhood Plan Public Meeting on Sunday 17<sup>th</sup> November at West Malling Primary School. The meeting will commence at 2pm with a presentation on the Neighbourhood Plan followed by a question &amp; answer session.</p>			

	A representative of the owners of Arundel House will be in attendance following the Neighbourhood Plan section of the meeting; he will discuss with residents the owner's plans for the property.			
<b>19/609</b>	<b><u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u></b>			
<b>609.1</b>	<b>TM/19/01866/FL</b> – Mr & Mrs Visser – 17 Epsom Close, West Malling, ME19 6NX Proposed two storey side extension to form an elderly relative annex.  Granted.  <i>[West Malling Planning Committee had not objected to this application]</i>			
<b>609.2</b>	<b>TM/19/02094/FL</b> – Mr & Mrs Sutch Nevill Lodge 4 Town Hill West Malling ME19 6TF Single storey rear extension.  Granted.  <i>[West Malling Planning Committee had not objected to this application]</i>			
<b>609.3</b>	<b>TM/19/02020/LB</b> - 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.  Granted.  <i>[West Malling Planning Committee had not objected to this application]</i>			
<b>19/610</b>	<b><u>PLANNING APPLICATION REFUSALS</u></b>			
	There were no planning application refusals			
<b>19/611</b>	<b><u>TREE APPLICATION APPROVALS</u></b>			
	Amended application: <b>TM/19/02131/TPOC</b> - Douces Manor St Leonards St West Malling ME19 6UB T1 – reduce Holly (leaning at a 30 degree angle over Lodge House) by 50% T2/T3 – both trees reduce in height to 5 metres as agreed with Liz Guthrie  Granted  <i>[West Malling Planning Committee had considered the original application which was to fell the Holly, the committee had asked that the Holly be reduced and reshaped rather than felled].</i>			
<b>19/612</b>	<b><u>TREE APPLICATION REFUSALS</u></b>			
	There were no tree application refusals			
<b>19/613</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>613.1</b>	<b>TM/19/02117/LB &amp; TM/19/02116/FL</b> – Elite Pubs Office At The Coach House 95B High Street West Malling ME19 6NA Change of use from office and holiday let to bed and breakfast accommodation.  The Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee met on the 29<sup>th</sup> October to discuss this planning application and has decided that it does not object to this application. The committee did note the lack of windows and fire escape in Guest Room 2 on the ground floor.</i>			

613.2	<p><b>TM/19/02129/FL</b>– Mrs B Sellick 3 Offham Road West Malling ME19 6RB Application to extend the dropped kerb.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 29th October to discuss this planning application and has decided that it does not object to this application. The committee would ask that the extension be kept to the minimum necessary due to the location being so near to the corner of Offham Road.</i></p>		
613.3	<p><b>TM/19/02132/FL</b> - Mr S Hodges 16 Town Hill West Malling ME19 6QN Proposed first floor side extension and single storey rear extension (replaces previous approval 05/01356/FL which was not undertaken)</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 29th October to discuss this planning application and has decided that it does not object to this application.</i></p>		
613.4	<p><b>TM/19/02058/FL</b> - Mrs S Taylor The Old Stable Building Old Parsonage Ct West Malling ME19 6NZ Replace the damaged Velux window with a flat roofed dormer window.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on 29th October 2019 to discuss this planning application. Having carefully considered the application the Committee wish to OBJECT to the application on the basis that:</i></p> <p><i>The dormer window will be out of keeping with the character of the building.</i></p>		
613.5	<p><b>TM/19/02336/LB</b> - Mr C Leggatt 53 Swan Street West Malling ME19 6LW Interior restoration work and reposition of staircase.</p> <p>Mr Thompson declared an interest and took no further part in this application. The committee was chaired by Ms Stacpoole for this one matter.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 29th October 2019 to discuss this planning application and has decided that in view of the detailed objection letter from The Society for the Protection of Ancient Buildings, West Malling Planning Committee do not feel sufficiently qualified to comment on this application and would ask that the Conservation Officer review the application and comment.</i></p>		
613.6	<p><b>TM/19/02317/LB</b> - St Thomas More R C Church, Lucks Hill West Malling Listed Building application – storm damaged listed boundary wall to be rebuilt.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 29th October to discuss this planning application and has decided that it does not object to this application.</i></p>		
613.7	<p><b>TM/19/02188/FL</b> - Mr &amp; Mrs Terry 4 Orwell Spike West Malling ME19 4PB Demolition of existing garage. Subdivision of existing site and construction of additional detached dwelling with integral garage, parking and replacement garage for existing dwelling.</p> <p><i>West Malling Parish Council Planning Committee met on 29th October 2019 to discuss this planning application. Having carefully considered the application the Committee wish to OBJECT to the application on the basis that:</i></p> <ul style="list-style-type: none"> <li>• <i>the size and scale of the proposed dwelling is inappropriate for both the plot and its vicinity;</i></li> </ul>		

	<ul style="list-style-type: none"> <li>• <i>the unnecessary proximity to other houses</i></li> <li>• <i>the precedent that permitting infilling of this nature could set in the future and;</i></li> <li>• <i>the fact that the plot itself is surrounded by land proposed as part of the Green Belt extension contained in the Local Plan.</i></li> </ul>			
<b>613.8</b>	<p><b>TM/19/02394/RD</b> - Land Rear Of 239 To 259 London Road West Malling Kent Details of conditions 1 (reserved matter application), 7 (highways), 9 (finished floor levels), 13 (landscaping), 14 (aboricultural report), 15 (materials), 16 (fencing, walling and boundary treatment), 17 (construction management plan), 19 (surface water drainage), 20 (drainage), 22 (external lighting), 26 (crime prevention), and 28 (archaeology) pursuant to planning permission TM/17/00506/OA (Outline application: the development of an extra care development of 79 units (comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures)</p> <p>Conditions (now approved) were noted.</p>			
<b>19/614</b>	<b><u>BLAISE FARM QUARRY</u></b>			
	<p>Receipt was noted of a letter from Offham Parish Council regarding the Anaerobic Digestion Plant at Blaise Farm. It was agreed that a response be considered by Full Council. Clerk to note agenda.</p> <p>Planning Applications:</p> <p><b>KCC/TM/0211/2019</b> - Temporary development of an Anaerobic Digestion plant with ancillary gas-to-grid plant and associated infrastructure (part retrospective)  <a href="https://www.kentplanningapplications.co.uk/Planning/Display/KCC/TM/0211/2019?cuuid=218682">https://www.kentplanningapplications.co.uk/Planning/Display/KCC/TM/0211/2019?cuuid=218682</a></p> <p><b>KCC/TM/0202/2019</b> - Section 73 application to vary conditions 7 (documents &amp; drawings), 19 (Combined tonnage) and 22 (HGV movements) of planning permission TM/12/2549 (AD/ATC Plant) and consequentially vary conditions 4 (surface water drainage scheme), 5 (lighting scheme), 12 (external colour treatment) &amp; 18 (Advanced Thermal Conversion percentage inputs) KCC reference: KCC/TM/0202/2019  <a href="https://www.kentplanningapplications.co.uk/Planning/Display/KCC/TM/0202/2019?cuuid=E91904">https://www.kentplanningapplications.co.uk/Planning/Display/KCC/TM/0202/2019?cuuid=E91904</a></p> <p><b>KCC/TM/0203/2019</b> - Section 73 application to vary condition 13 (combined tonnage) of planning permission TM/14/532.  <a href="https://www.kentplanningapplications.co.uk/Planning/Display/KCC/TM/0203/2019?cuuid=122A24">https://www.kentplanningapplications.co.uk/Planning/Display/KCC/TM/0203/2019?cuuid=122A24</a></p> <p><b>KCC/TM/0204/2019</b> - Section 73 application to vary condition 3 (documents and drawings) of planning permission TM/13/3657.  <a href="https://www.kentplanningapplications.co.uk/Planning/Display/KCC/TM/0204/2019?cuuid=CCCBD">https://www.kentplanningapplications.co.uk/Planning/Display/KCC/TM/0204/2019?cuuid=CCCBD</a></p> <p>It was agreed that the above applications be considered by Full Council.</p>			
<b>19/615</b>	<b><u>TREE PLANNING APPLICATIONS</u></b>			
	There were no tree planning applications			
<b>19/616</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
<b>616.1</b>	<b>Current investigations</b> - none			
<b>616.2</b>	<b>Potential new investigations</b> – Clerk reported that she had contacted T&MBC Licensing with regards to the Five Pointed Star and is awaiting response. The Clerk is to ascertain if the driveway is part of the licensed premises. Clerk to also ask if the gazebo requires planning permission.			

19/617	<b><u>THE FARMHOUSE – APPLICATION TO VARY PREMISES LICENCE</u></b>		
	<p>Mr Thompson attended the review and spoke on behalf of WMPC. A number of amendments to the licence were agreed, see below extracts from the Notice of Determination:</p> <p><i>The Panel came to the conclusion, on the evidence presented, that there had been an unacceptable level of public nuisance and crime and disorder at the premises and resolved that the hours for licensable activities be amended as follows :</i></p> <p><i>Sale of Alcohol (Main Building) - Monday - Sunday 08:00 - 23:30</i>  <i>Sale of Alcohol (Cow Shed) - Monday - Sunday 08:00 - 23:00</i>  <i>Films (Cow Shed) - Monday - Sunday 15:00 - 23:00</i>  <i>Provision of Dance - Monday - Sunday 11:00 - 23:00</i>  <i>Live Music - Monday - Sunday 11:00 - 23:00</i>  <i>Recorded Music - Monday - Sunday 11:00 - 23:00</i>  <i>Late Night Refreshment - Monday - Sunday 23:00 - 00:00</i></p> <p><i>In addition, the panel amended the following conditions:</i></p> <p><i>Condition 1 should now read:</i>  <i>No use of rear outside area and no drinks or glasses to be taken outside after 22:00 hours and no further use after that time except as a smoking area.</i></p> <p><i>Condition 3 should now read:</i>  <i>On Fridays and Saturdays, from 1<sup>st</sup> November through to 30<sup>th</sup> April, a minimum of 2 SIA door staff shall be employed at the premises from 19:00 hours until 30 minutes after closing time. One of these staff shall have specific responsibility for the rear of the premises.</i></p> <p><i>Condition 4 should now read:</i>  <i>On New Year's Eve and Fridays and Saturdays, from 1st May through to 31st- October, a minimum of 4 SIA door staff shall be employed at the premises from 19:00 hours until 30 minutes after closing time. One of these staff shall have specific responsibility for the rear of the premises.</i></p> <p><i>Condition 5 is to be removed as no longer relevant.</i></p> <p><i>Condition 19 should be amended to now read:</i>  <i>No sale of alcohol anywhere on the premises after 23:30 hours</i></p> <p><i>In addition the panel requires that the licence holder review their written policy on drugs and illegal substances. Specifically the policy should address the confiscation, seizure and retention/disposal of substances found on or being brought into the premises. The procedure for recording and reporting all such events should also be reviewed and comply with SIA guidance. A copy of the policy shall be submitted to the both the Licensing Authority and Kent Police for approval within 1 calendar month of the receipt of the formal determination of this panel.</i></p>		
19/618	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC - none</u></b>		
19/619	<p><b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE –</u></b></p> <p><b>West Malling Sand Pit</b> - Ms Barkham requested that a letter of support be sent to Ryarsh Parish Council and Ryarsh Protection Group. It was agreed that a letter be sent which would express WMPC’s wish to support the RPG campaign and to suggest that WMPC could offer support and advice on CrowdFunding. It was agreed that the letter would stress that WMPC would be unable to provide financial assistance. Clerk to draft with Ms Barkham to review.</p>	Clerk / GB	
19/620	<b><u>TMBC AREA 2 PLANNING COMMITTEE –</u></b> next meeting date Wednesday 6 <sup>th</sup> November		

	<b>Date of next planning meeting:</b> Tuesday 26 <sup>th</sup> November 2019			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.12 pm  Signed.....  Date.....			