

# WEST MALLING PARISH COUNCIL

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 26<sup>TH</sup> NOVEMBER, 7.30PM AT VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:**        **Ms Gwyneth Barkham**  
                      **Ms Sara Margetts**  
                      **Ms Camilla Medhurst**  
                      **Mrs. Yvonne Smyth**  
                      **Mr. David Thompson (Chairman) (from 8pm)**

**Also Present: Mr. Mike North – Co-opted member**

Minute		Action by	Action	Response
	This meeting formally started at 8pm			
<b>19/671</b>	<b><u>APOLOGIES FOR ABSENCE</u></b> – Mr Keith Bullard			
<b>19/672</b>	<b><u>DECLARATIONS OF INTEREST</u></b> - none			
<b>19/673</b>	<b><u>MINUTES</u></b> of the meeting held on 29 <sup>th</sup> October were approved.			
<b>19/674</b>	<p><b><u>MATTERS ARISING</u></b> from the minutes not otherwise on the agenda –</p> <p><b>19/617 – The Farmhouse</b> – members received a verbal report regarding the meeting held on Monday 18<sup>th</sup> November. Mrs Dean, Mr Thompson and Mr Stapleton met with the owner and management team to receive an update following the October licence review. It was reported that the number of patrons allowed in the Cow Shed has been reduced to 80 and that there has been a change of management in the Cow Shed. Staff are to undergo training on drug policies, the number of door security staff has been increased and that gates have been put onto both entrances. The Farmhouse has recently acquired The Coach House which is to be a B&amp;B, The Farmhouse will be providing the breakfasts. The owner is hoping that the establishment will become more food led in the future.</p> <p><b>19/619 – West Malling Sandpit</b> – the Clerk confirmed that a letter of support had been sent to the Ryarsh Protection Group.</p>			
<b>19/675</b>	<b><u>TMBC LOCAL PLAN</u></b>			
	<p>The further consultation has now been launched with a response deadline of 23<sup>rd</sup> December</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> <p>Mr Thompson will draft representations and circulate to all members for comment. Comments to be considered at the next planning meeting on 17<sup>th</sup> December.</p>			

<b>19/676</b>	<b><u>WEST MALLING NEIGHBOURHOOD PLAN</u></b>			
	<p>The WMPC public meeting was held on Sunday 17<sup>th</sup> November and was well attended. In addition to comments made on the day, residents have completed feedback forms or have emailed the office with comments and suggestions; these are to be collated and will form part of the evidence gathering process.</p> <p>It was agreed that the first steering group will take place on Tuesday 17<sup>th</sup> December, to be scheduled for before the planning meeting.</p> <p>Ms Barkham thanked those who helped organise the meeting, especially those who are not on the parish council. It was agreed that the parish council need to invest in PA equipment / microphones as a number of residents have complained that at certain points during the meeting they were unable hear the speakers.</p> <p>Clerk to obtain costs</p>			Clerk
<b>19/677</b>	<b><u>LAVENDERS ROAD / BELLWAY APPLICATION</u></b>			
	It was noted that the deadline for Bellway to lodge a Judicial Review had now passed.			
<b>19/678</b>	<b><u>PLANNING APPLICATION – NEW BUILDING APPROVALS</u></b>			
<b>678.1</b>	<p><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.</p> <p>Granted.</p> <p><i>[West Malling Planning Committee had not objected to this application]</i></p>			
<b>678.2</b>	<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>Granted.</p> <p><i>[West Malling Planning Committee had not objected to this application]</i></p>			
<b>678.3</b>	<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>Granted.</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>			
<b>678.4</b>	<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>Granted.</p> <p><i>[West Malling Planning Committee had objected to this application]</i></p>			
<b>678.5</b>	<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>Granted.</p> <p><i>[West Malling Planning Committee had not objected to this application]</i></p>			
<b>19/679</b>	<b><u>PLANNING APPLICATION REFUSALS</u></b>			

	There were no planning application refusals			
<b>19/680</b>	<b><u>TREE APPLICATION APPROVALS</u></b>			
	There were no tree application approvals			
<b>19/681</b>	<b><u>TREE APPLICATION REFUSALS</u></b>			
	There were no tree application refusals			
<b>19/682</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>682.1</b>	<p><b>TM/19/02431/RM – Retirement Villages West Malling Ltd Reserved Matters Application:</b>                  Details of appearance, landscaping, layout and scale pursuant to planning application TM/17/00506/OA (outline Application: Development of land to rear of London Road to consist of 79 extra care units (comprising of apartments and cottages) all within Class C2; associated communal facilities, provision of vehicular and cycle parking together with all necessary internal roads/footpaths; provision of open space &amp; associated landscape works &amp; ancillary works and structures).</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> November to discuss this Reserved Matters Application and would wish to make the following comments:</i></p> <p><b>Position of the buildings</b></p> <p><i>The proposed site layout shows that the five larger buildings of the development are all located towards the north of the plot. This area lies closest to the adjoining properties in London Road, Brickfields and, in the case of those blocks in the north east of the site, Town Hill Close.</i></p> <p><i>The plans do not specify the distances between these buildings and the boundaries between the site and adjoining properties. Of particular note are blocks D and E which are the most northerly.</i></p> <p><i>Similarly, while the number of dormer windows on the northern facades of blocks D and E appear to be fewer in number than on the southern façade, the proximity to the norther perimeter is a matter of concern. Adjoining residents are likely to find their properties overlooked and overshadowed by these blocks in particular. As such, the Parish Council is of the view that the principal buildings of the development should be located further towards the southern edge of the site.</i></p> <p><b>Access road</b></p> <p><i>The proposed access road to the site from London Road does not appear to be adequate, either to handle the private vehicle movements of visitors or that of staff and residents. In addition, larger vehicles making deliveries and, in particular, emergency vehicles may find the access road particularly problematic. Plans should be enhanced in order to provide assurance that the access road will prove fit for purpose.</i></p> <p><b>Height of the main buildings</b></p> <p><i>Blocks A, B and C (the larger of the five main residential blocks) are of a significant height. At between 2.5 - 3 stories high with pitched roofs, they will undoubtedly dwarf surrounding structures. While the overall appearance and materials used in the construction appear appropriate, the buildings' height should be reduced to bring it more in line with surrounding dwellings. Options for moving non-residential spaces into basement spaces should be considered in order to achieve this.</i></p>			

682.2	<p><b>TM/19/02602/LB</b> – Mr N Pittman Avicia Cottage 36 King Street West Malling ME19 6QT Listed Building Application – installation of extractor fan to accompany replacement of bathroom furniture, moving toilet and sink basin, removal of bidet, traditional style of furniture proposed in-keeping with the property, no extraction currently in place so there is a risk to the fabric of the property from dampness.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> November to discuss this planning application and has decided that it does not object to this application.</i></p>		
19/683	<b><u>TREE PLANNING APPLICATIONS</u></b>		
683.1	<p><b>TM/19/02563/TNCA</b> – Willowfields 158 Lavenders Road West Malling ME19 6HR Cedar, Ash x2, Oak, Poplar, Willow, Horse Chestnut, Willow, Robinia, Larch Alder. To be reduced by approx. 20% as the sap is affecting the house and pathways.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> November to discuss this planning application. The Committee felt unable to comment on the application and are content to rely on the opinion of the Landscape Officer.</i></p>		
683.2	<p><b>TM/19/02664/TNCA</b> - 16 Town Hill West Malling ME19 6QN T1 (black dot on map) –mature Copper Beech – re-reduce crown by 30% - tree is outgrowing surroundings and reducing crown would allow more light. T2 (green dot on map) – Apple tree – this tree is not in good health or in a good position – remove tree. T3 (red dot on map) – Thuja – to remove as this tree is too close to the property and would not be aesthetically pleasing to reduce enough to benefit the property.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> November to discuss this planning application and has decided that although it does not object to this application, it would ask that one of the trees be replaced with a native tree.</i></p>		
683.3	<p><b>TM/19/02714/TNCA</b> - Nevill Court West Malling T1 – Robinia, reduce by 30% and remove ivy; T2 – Robinia, reduce by 30% and remove ivy; T3 –Hornbeam, prune all round. All works are for maintenance purposes and to keep trees to size of their surroundings.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> November to discuss this planning application and has decided that although it does not object to this application, it would ask that due to its biodiversity and wildlife importance that the ivy be reduced and not removed.</i></p>		
683.4	<p><b>TM/19/02729/TNCA</b> - 25 Offham Road West Malling ME19 6RB Silver Birch – raise crown to approx. 3 metres, thinning of crown by 10% and reduction of height by approx. 2 metres.</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> November to discuss this planning application and has decided that it does not object to this application.</i></p>		
19/684	<b><u>GLADMAN APPLICATION – LAND ADJACENT TO WEST MALLING TRAIN STATION</u></b>		
	<p>It was noted that Gladman Developers had announced their intention to apply for outline planning permission in respect of land at Ashton Way. Gladman are currently undertaking a consultation exercise.</p> <p>It was agreed that something be placed on social media and the parish website to advise residents of the intended application.</p>	Clerk	

19/685	<b><u>TREE COUNCIL CONFERENCE</u></b>		
	<p>Ms Margetts reported on her recent attendance at the Tree Council Conference.</p> <p>During the conference, the need to protect established trees was stressed as well as trying to encourage canopy cover.</p> <p>Ms Margetts directed members to Hedgelink, (<a href="http://www.hedgelink.org.uk/">http://www.hedgelink.org.uk/</a>) an organisation that works towards protecting and enhancing the UK's hedgerows as well as providing advice and education. The recent proposal by government scientists (see Climate Change Committee Report) that extending hedges by 40% is one of the key changes needed to reach net-zero carbon by 2050 was noted.</p>		
19/686	<b><u>DRAFT BUDGET</u></b>		
	It was agreed that the draft budget be further considered at Full Council in December		
19/687	<b><u>PLANNING ENFORCEMENT</u></b>		
687.1	<b>Current investigations</b> - none		
687.2	<b>Potential new investigations</b> – Clerk to speak with T&MBC Licensing department with regards to The Five Pointed Star gazebo and their use of the driveway.		
19/688	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none		
19/ 689	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b> – <p>Ms Margetts reported that she had been successful in having the pump in Police Station Road listed. Ms Margetts had also obtained the Kent County Council Monument Full Report for West Malling – to be forwarded to the Clerk .</p>	SM	✓
19/690	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b> – next meeting date Wednesday 22 <sup>nd</sup> January		
	<b>Date of next planning meeting:</b> Tuesday 17 <sup>th</sup> December 2019		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.20 pm</p> <p>Signed.....</p> <p>Date.....</p>		