

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON WEDNESDAY 24TH JUNE 2020 , 7.30PM
VIA ZOOM CONFERENCE CALL

Present: Mr. David Thompson (Chairman)
Ms Gwyneth Barkham
Ms Sara Margetts
Ms Camilla Medhurst
Mrs Yvonne Smyth
Ms Min Stacpoole

Also Present: Mr Nick Stapleton

| Minute | | Action by | Action | Response |
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| 20/260 | APOLOGIES FOR ABSENCE – Mrs Trudy Dean & Mr Mike North – co-opted member | | | |
| 20/261 | DECLARATIONS OF INTEREST - none | | | |
| 20/262 | MINUTES of the meeting held on 10 th June were approved and are to be signed at a later date. | | | |
| 20/263 | MATTERS ARISING from the minutes not otherwise on the agenda – there were no matters arising. | | | |
| 20/264 | TMBC LOCAL PLAN | | | |
| | Costs for representation at the Local Plan Examination in Public have now been received. To be discussed further at Full Council. | | | |
| 20/265 | WEST MALLING NEIGHBOURHOOD PLAN – no update | | | |
| 20/266 | PLANNING APPLICATION – NEW BUILDING APPROVALS | | | |
| | TM/20/00986/LRD - Arundel House 88 High Street West Malling Details of Condition 2 (replacement glass) submitted pursuant to planning permission TM/19/02991/LB (removal of rotten front facing timber sash windows and installation of replacement timber sash windows to exactly replicate the existing windows) Approved {West Malling Parish Council had not objected to this application} | | | |
| 20/267 | TREE APPLICATION APPROVALS | | | |

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| | There were no tree application approvals. | | | |
| 20/268 | <u>BUILDING PLANNING APPLICATIONS</u> | | | |
| 268.1 | <p>TM/20/01107/FL & TM/20/01108/LB - Arundel House 88 High Street West Malling ME19 6NE Construction of a new single storey rear extension and replacement of existing flat roof; internal alterations; installation of new ventilation flue into chimney to the rear with a new ventilation cowl; construction of a single storey garden dining structure and refuse store along with associated landscaping works; change of use to provide new A3 (cafe and restaurant) use for the building</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24th June 2020 to discuss this planning application and wishes to make the following comments:</i></p> <ul style="list-style-type: none"> • <i>That the development will be a welcome addition to one of the most prominent buildings in West Malling and goes to appropriate lengths to protect some of the remaining heritage features of the structure and surrounds.</i> • <i>That further exploration as to the heritage value of the external structure, obscured by vegetation in the heritage statement photos, would be helpful prior to determining an application for its demolition.</i> • <i>That further details of what noise-cancelling technology will be employed to protect adjacent residents from noise, either from ventilation equipment or from use of the external spaces</i> • <i>That ahead of any future licensing application, the Council has a strong preference for café-style licensing hours, requiring alcoholic drinks to be purchased with food, ensuring reasonable licensing hours and preventing late night refreshment.</i> | | | |
| 268.2 | <p>TM/20/01105/FL & TM/20/01106/LB - Listed Building Application - 65 High Street & 10A Swan Street West Malling ME19 6NA Internal changes to 10a Swan Street and some alterations to the existing fenestration; construction of a new single storey refuse store to the rear; removal of the existing external plant by relocating this on to the second floor internally; breaking through from No. 10a to join the property with the existing no. 65 High Street and minor internal alterations to No. 65; change of use of no. 10a from A1(shops) and no. 65 A3 (Cafe and Restaurant) to a combined A1 (Shop) and A4 (drinking establishment).</p> <p>The Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24th June 2020 to discuss this planning application and wishes to make the following comments:</i></p> <p><i>Whilst the Committee is pleased that Swan Mill is to be potentially brought back in to use, it endorses the recommendations made in the response from Historic England dated 23 June on means by which harm to heritage assets could be reduced. It would support moves to ensure that:</i></p> <ul style="list-style-type: none"> • <i>the siting of the refuse store is moved away from the Ancient House to preserve the gable end aspect, while allowing for maintenance access both to the Ancient House and the adjacent wall.</i> • <i>that repair work on the adjacent wall - itself part of the listing - is based on its previous construction and materials.</i> | | | |
| 268.3 | <p>TM/20/01226/FL 5 Orwell Spike West Malling Kent ME19 4PB - this application was received after the agenda had been published and it was therefore agreed that the comments be submitted using delegated powers.</p> | | | |
| 20/269 | <u>TREE PLANNING APPLICATIONS</u> | | | |
| | There were no tree applications | | | |
| 20/270 | Licensing Application – The Farmhouse, High Street, West Malling – application to vary a | | | |

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| | <p>premises licence as follows: 'For a limited period of time between 14th July & 30th September to amend condition 1 of Annex 3 of the licence to permit the use of the rear outside area after 22:00 until 23:30 permitting the sale of alcohol into that area until 23:00 with 30 minutes drinking up time so that all members of the public leave by 23:30. In the outside area alcohol can only be supplied to persons after 22:00 who are seated at a table'.</p> <p>It was agreed that in view of the recent changes to government guidelines, that the application to vary the licence was no longer required.</p> <p>Letter to be drafted for consideration at Full Council</p> | PS | | |
| <p>20/271</p> | <p><u>PLANNING ENFORCEMENT</u></p> | | | |
| | <p>Current investigations:</p> <p>It was noted that T&MBC will be writing to The Rain Grill regarding their new scrolling signage, the signage requires written consent from TMBC or it will need to be removed.</p> <p>Potential new investigations</p> <p>It was noted that a marquee had been erected in the rear garden of The Farmhouse. Clerk to contact T&MBC to ascertain if the marquee requires planning permission.</p> | Clerk | ✓ | |
| <p>20/272</p> | <p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none</p> | | | |
| <p>20/273</p> | <p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></p> <p>Mrs Smyth noted that a second shop in Swan Street had now closed. There was a general discussion regarding how to assist the shops post Covid 19 and it was agreed that this be a Full Council agenda item with the possibility of inviting a representative from the Chamber of Commerce to attend.</p> | | | |
| <p>20/274</p> | <p><u>TMBC AREA 2 PLANNING COMMITTEE</u> – next meeting date Wednesday 12th August 2020 (1st July meeting has been cancelled)</p> | | | |
| | <p>Date of next planning meeting: tbc</p> | | | |
| | <p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.25 pm</p> <p>Signed.....</p> <p>Date.....</p> | | | |