

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON TUESDAY 26<sup>TH</sup> JANUARY 2021, 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  
Mrs Trudy Dean – until 8.12pm

**Also Present until 8.12pm:**

Mr Linda Javens  
Mr Nick Stapleton  
Mr David Thornewell – East Malling & Larkfield Parish Council  
Representatives from Perseus Land & Developments; Gillings Planning & Curtin & Co

Minute		Action by	Action	Response
21/56	<b><u>APOLOGIES FOR ABSENCE</u></b> – none			
21/57	<b><u>DECLARATIONS OF INTEREST</u></b> - none			
21/58	<b><u>MINUTES</u></b> of the meeting held on 22 <sup>nd</sup> December were approved and are to be signed at a later date.	<b>DT</b>		
21/59	<b><u>MATTERS ARISING</u></b> from the minutes not otherwise on the agenda <b>[20/587] – Malling Abbey</b> – general discussion regarding the length and details of the lease.			
21/60	<b><u>POTENTIAL FUTURE PLANNING APPLICATION</u></b>  The committee heard from representatives of Perseus Land & Developments and Gillings Planning regarding a potential outline planning application for a care home in Lucks Hill. A public consultation is to take place with an application to be submitted to T&MBC by the end of February.			
21/61	<b><u>TMBC LOCAL PLAN</u></b>			
61.1	It is understood that T&MBC will shortly be responding to the Inspector's letter of 15 <sup>th</sup> December which detailed their reasoning for halting the Local Plan hearings. It was agreed to delay WMPC's Planning Committee letter to the Inspector until the committee has had sight of T&MBC's response.			
61.2	Housing Delivery Test 2020 – it was noted that the Housing Delivery Test 2020 figures have been published and that T&MBC is now required to produce an Action Plan to address a			

	shortfall in target. See link:- <a href="https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement">https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement</a>			
<b>21/62</b>	<b><u>PLANNING APPLICATIONS – T&amp;MBC DECISIONS</u></b>			
<b>62.1</b>	<b>TM/20/02627/AT- 79 - 81 High Street West Malling ME19 6NA Installation of 4X Fascia signs, 1X Projecting sign and 3X Graphic signs</b>  Approved  [West Malling Parish Council Planning Committee did not object to this application but raised concerns that sign 8 was not suitable for a Conservation Area]			
<b>62.2</b>	<b>TM/20/02613/RD- Arundel House 88 High Street West Malling ME19 6NE Details of condition 2 (materials) and 3 (joinery) pursuant to listed building lanning permission TM/20/01108/LB and conditions 2 (archaeological investigation) and 5 (no external lighting) pursuant to planning permission TM/20/01107/FL</b>  Approved  [West Malling Parish Council Planning Committee did not object to this application but did ask for further investigation re exterior wall]			
<b>62.3</b>	<b>TM/20/02086/RD - Land East Of King Hill West Malling Kent Details of condition 6 (archaeology), 9 (materials) and 19 (risk assessment) submitted pursuant to planning permission TM/18/01013/OA (Outline Application: Demolition of existing dwelling house (Sportsmans' Bungalow,</b>  Approved  [West Malling Parish Council Planning Committee did not object to this application]			
<b>21/63</b>	<b><u>WITHDRAWN APPLICATIONS</u></b>			
<b>63.1</b>	<b>TM/20/02539/FL - The Scared Crow 79 Offham Road West Malling ME19 6RB Change of use from existing Public House, to form 2 no 2 storey dwellings with minor additions to rear elevations</b>  [West Malling Parish Council Planning Committee had objected to this application]			
<b>63.2</b>	<b>TM/20/02630/FL - Groundsmans Cottage 101 St Leonards Street West Malling ME19 6PE Demolition of existing garage and erection of a replacement garage with associated office space above.</b>  [West Malling Parish Council Planning Committee had objected to this application]			
<b>63.3</b>	<b>TM/20/02363/LB - 103 St Leonards Street West Malling ME19 6PE Listed Building Application: Erection of two storey rear extension, demolition as required to facilitate works, (amendment to previously approved applications: TM/16/03376/LB and TM/16/03375/FL). Amendments to width of bi-folding doors and size of roof light in bedroom at 103 St Leonards St.</b>  [West Malling Parish Council Planning Committee did not comment on this application]			
<b>21/64</b>	<b><u>TREE APPLICATION DECISIONS</u></b>			
<b>64.1</b>	<b>TM/20/02859/TNCA - 135 Lavenders Road West Malling ME19 6HR T1 and T2 - 2x Oak trees adjacent to 135 Lavender Road- crown lift, remove hanging branch and remove dead stubs to facilitate clearance over the highway</b>  No Objection  [West Malling Parish Council had considered this application using delegated powers and had			

	<i>not objected to this application]</i>			
<b>21/65</b>	<b><u>PLANNING APPLICATIONS CONSIDERED &amp; WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></b>			
<b>65.1</b>	<p><b>TM/20/02859/TNCA</b> - 135 Lavenders Road West Malling ME19 T1 and T2 - 2x Oak trees adjacent to 135 Lavender Road - crown lift, remove hanging branch and remove dead stubs to facilitate clearance over the highway.</p> <p>The Planning Committee had commented:</p> <p><i>West Malling Parish Council Planning Committee has discussed this planning application and has decided that it does not object to this application.</i></p>			
<b>21/66</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>66.1</b>	<p><b>TM/20/02630/FL</b> - 3 Offham Road West Malling ME19 6RB Details of condition 4 (surface and drainage) submitted pursuant to planning permission TM/17/00043/FL (Demolition of existing garage and partial demolition of single storey bungalow to create a two storey detached family house).</p> <p>No comments submitted</p>			
<b>66.2</b>	<p><b>TM/20/02922/FL</b> - 21 Sandown Road West Malling ME19 6NU Proposed ground floor infill/extension and first floor extension over.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> January to discuss this application and has decided that it does not object to this application.</i></p>			
<b>66.3</b>	<p><b>TM/21/00047/FL</b> – The Ferns 99 Norman Road West Malling ME19 6RN Demolition of existing conservatory and replacement side extension.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> January to discuss this application and has decided that it does not object to this application.</i></p>			
<b>66.4</b>	<p><b>TM/20/02788/LB &amp; TM/20/02787/FL</b> 103 St Leonards Street West Malling ME19 6PE Listed Building Application: Erection of two storey rear extension, demolition as required to facilitate works. (Amendment to previously approved application: TM/16/03376 and TM/16/03375. Amendments to width of bifolding doors and size of roof light in bedroom 1 at 103 St Leonards Street).</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> January to discuss these planning applications and has decided that it does not object to these applications.</i></p>			
<b>66.5</b>	<p><b>TM/20/02749/OA</b> - Land South of Barming Station And East Of Hermitage Lane Aylesford Application: erection of up to 330 dwellings (including 40% affordable homes), together with associated open space, play areas, and landscaping (including details of access).</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26<sup>th</sup> January 2021 to discuss this planning application and has decided that it objects to the application for the following reasons:</i></p> <ul style="list-style-type: none"> <li>• <i>This area was not earmarked for development in the Local Plan and is a green field site.</i></li> <li>• <i>The longstanding issues of traffic congestion on Hermitage Lane are both well-known</i></li> </ul>			

	<p><i>and well evidenced. This not only impacts on entry and egress into Maidstone for communities along the A20, but also poses risks around the accessibility of the nearby hospital. An additional 330 homes would mean at least 396 extra vehicles becoming regular users of this stretch of highway, using the average car ownership level of 1.2 cars per home in the UK. This would place unacceptable additional pressure on the local road network.</i></p> <ul style="list-style-type: none"> <li><i>In West Malling, we have repeatedly made the argument about the importance of green space for peoples' wellbeing, but also to preserve the distinct identity of our and other nearby communities. The same argument stands in this case, with this vital green space between Maidstone and Barming providing a crucial resource for local residents and acting as a buffer against endless ribbon urbanisation.</i></li> <li><i>In taking into account the successful application for White Post Field which will erect a further 800 properties, the pressure on wider local services will be unsustainable. By adding a further 330 homes at this development, NHS services and schools will not be able to cope with the already significant demand placed on them, risking both the health and education of the communities which occupy both them and existing dwellings.</i></li> </ul>			
<b>21/67</b>	<b><u>RIGHT TO REGENERATE</u></b>			
	<p>The press release issued by the Ministry of Housing, Communities &amp; Local Government was noted. It was agreed that a response would be submitted on behalf of the Planning Committee. Deadline 13<sup>th</sup> March 2021. David Thompson to draft.  <a href="https://www.gov.uk/government/news/right-to-regenerate-to-turn-derelict-buildings-into-homes-and-community-assets">https://www.gov.uk/government/news/right-to-regenerate-to-turn-derelict-buildings-into-homes-and-community-assets</a></p>	DT		
<b>21/68</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
	<p><b>Current investigations:</b></p> <p>A further email to be sent to T&amp;MBC enforcement regarding the new structure to the side of Roses juice bar; the committee asking that enforcement action be taken rather than allowing a retrospective planning application.</p> <p><b>Potential new investigations – there were none</b></p>			
<b>21/69</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC - none</u></b>			
<b>21/70</b>	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b>			
	<p>Ms Stacpoole asked if the issue of light pollution could be factored into the Neighbourhood Plan – Mr Thompson will look into this.</p>			
<b>21/71</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE –</u> Wednesday 24<sup>th</sup> February 2021</b>			
	<b>Date of next planning meeting:</b> Monday 22 <sup>nd</sup> February 2021			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.14pm</p> <p>Signed.....</p> <p>Date.....</p>			