

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 22ND JUNE 2021, 7.30PM
AT WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

Present: Mr. David Thompson (Chairman)
Ms Gwyneth Barkham
Ms Sara Margetts

Also Present: Mr Keith Mann – co-opted member

Minute		Action by	Action	Response
21/336	APOLOGIES FOR ABSENCE – Ms Camilla Medhurst, Mrs Yvonne Smyth and Ms Min Stacpoole			
21/337	DECLARATIONS OF INTEREST – none			
21/338	MINUTES of the meeting held on 25 th May were approved and signed.			
21/ 339	<p>MATTERS ARISING from the minutes not otherwise on the agenda</p> <p>296.1 – Gladman Appeal – it was noted that East Malling & Larkfield Parish Council had written to Tom Tugendhat MP regarding the lack of opportunity to comment on this Appeal and to request that this be taken up with the relevant Minister. The letter requested that if possible, Parish Councils be given the opportunity to complain to the Planning Inspectorate as a separate matter to the Appeal.</p> <p>It was agreed that WMPC supported the contents on the letter and that provided EM&LPC were in agreement, that they would write to Tom Tugendhat in support of their letter.</p> <p>Clerk to speak with EM&LPC and draft letter to Tom Tugendhat if appropriate.</p>	Clerk	✓	
21/340	TMBC LOCAL PLAN			
	<p>Receipt was noted of the final report on the Examination of the T&MBC Local Plan which concluded that the Plan is not legally compliant in respect of the Duty to Cooperate and, as such, the recommendation is that the Plan is not adopted.</p> <p>Inspectors_Final_Report_June_2021.pdf (tmbc.gov.uk)</p> <p>It was agreed that a letter to the Secretary of State be drafted to highlight the vulnerable position that West Malling and its neighbours find themselves in due to the Plan not being adopted. Mr Thompson to draft.</p> <p>It was agreed that the letter be agreed by all members before Full Council and to be submitted</p>	DT	✓	

	at the earliest opportunity.			
21/341	<u>NEIGHBOURHOOD PLAN</u>			
	No update as to when Neighbourhood Plan referendums will re-commence.			
21/ 342	<u>PLANNING APPLICATIONS – T&MBC DECISIONS</u>			
342.1	<p>TM/21/00577/FL - The Crest 44 King Hill West Malling Kent ME19 4PL Demolition of existing dwelling, domestic outbuildings and sheds, and erection of 3 No. detached dwelling houses with associated alterations to access, parking, turning and landscaping.</p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>			
342.2	<p>TM/21/00381/FL - 5 New Barns Oast 142A Lavenders Road West Malling Kent ME19 6HR Loft conversion with 2x Velux windows to be fitted in roof space.</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>			
342.3	<p>TM/21/00598FL - Land West of Station Road North West Malling Kent Erection of a care home (within use Class C2) including parking, access, landscaping and other associated works</p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>			
342.4	<p>TM/21/00980/LB 41 Swan Street West Malling ME19 6JU Listed Building Application: Replace the broken wooden gates to the front of the property, leading directly onto Swan Street with cast iron electrically operated gates.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>			
342.5	<p>TM/21/00979/FL - 41 Swan Street West Malling ME19 6JU Replace the broken wooden gates to the front of the property, leading directly onto Swan Street with cast iron electrically operated gates</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>			
342.6	<p>TM/21/01088/FL 59 Offham Road West Malling ME19 6RB Rebuilding of single storey side extension, first floor side extension and internal alterations.</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>			
342.7	<p>TM/21/01190/TPOC 36 Ewell Avenue West Malling ME19 6NN Silver Birch T1 - to remove the tree to stump.</p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee did not object to this application]</p>			
21/343	<u>PLANNING APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			

343.1	<p>TM/21/01286/FL- 89 Norman Road West Malling ME19 6RN Proposed single storey garden room office and store</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this application and has decided that it does not object to the application.</i></p>		
343.2	<p>TM/21/01365/RD - Land East Of King Hill West Malling Details of conditions 23 (surface water drainage) and 24 (sustainable drainage scheme) pursuant to planning permission TM/18/01013/OA (Outline Application: Demolition of existing dwellinghouse (Sportsmans' Bungalow, 124 Teston Road) and outbuildings and erection of up to 120 dwellings including 40% affordable housing, with public open space, a community orchard, landscaping and sustainable drainage system (SuDS) and vehicular access point from King Hill. All matters reserved except for means of access).</p> <p>Due to the technical nature of this condition, WMPC did not comment on this application.</p>		
343.3	<p>TM/21/01444/FL - 68 - 70 High Street West Malling ME19 6LU First floor change of use from residential flat to restaurant seating and restaurant ancillary facilities.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this application and has decided that it does not object to the application.</i></p>		
343.4	<p>TM/21/01196/RD - 108 St Leonards Street West Malling ME19 6PD Details of condition 3 (Watching Brief) submitted pursuant to planning permission TM/20/02175/FL (Demolition of existing rear extension and the construction of new two storey extension and loft conversion)</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee has discussed this application and would wish to make the following comments:</p> <p><i>We note the contents of the archaeological watching brief in respect of the above application. Having shared the document with a local historian who has researched this area for many years, we ask that further note should be taken of the Chapel of Saint Leonard, which was first recorded in the early 12th century and stood on the east side of the Tower. This was demolished in the 18th century, but details and measurements were recorded by John Thorpe Junior (Antiquities in Kent within the Diocese of Rochester, pp. 129-130). Following demolition, "many stone coffins and human bones were found within the walls of the church or chapel, and abundance without, to the south of it, which is now planted with apples". This seems to place the cemetery of Saint Leonards close to, if not overlapping the property of 108 Saint Leonards Street.</i></p>		
21/344	<p><u>BUILDING PLANNING APPLICATIONS</u></p>		
344.1	<p>TM/21/01360/FL - Orchard House 161 St Leonards Street West Malling ME19 6PE Proposed barn conversion with new roof, roof-light and solar panels.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd June to discuss this application and has decided that it does not object to this application.</i></p>		
344.2	<p>TM/21/01463/FL - The Shire 131 Offham Road West Malling ME19 6RE Existing single storey dwelling to be demolished; construction of new single storey dwelling set in from the site boundary on all side.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p>		

	<p><i>West Malling Parish Council Planning Committee met on the 22nd June to discuss this application and has decided that it does not object to the application.</i></p> <p><i>The Committee would ask that as per Peter Thomason's comments, the hours of noisy working (including deliveries) likely to affect nearby properties should be restricted to Monday to Friday 07:30 hours - 18:30 hours; Saturday 08:00 to 13:00 hours; with no such work on Sundays or Public Holidays.</i></p>			
344.3	<p>TM/21/01458/RD - Land East of King Hill West Malling Kent Details of condition 22 (piling) submitted pursuant to planning permission TM/18/01013/OA (Demolition of existing dwellinghouse (Sportsmans' Bungalow, 124 Teston Road) and outbuildings and erection of up to 120 dwellings including 40% affordable housing, with public open space, a community orchard, landscaping and sustainable drainage system (SuDS) and vehicular access point from King Hill. All matters reserved except for means 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 22nd June to discuss this application and has decided that although it does not object to the discharge of this condition, it would ask that Peter Thomason's comments regarding noise and vibration be taken into account and that the contractor liaise with adjacent residents and if necessary, confine work to certain hours of the day.</i></p>			
344.4	<p>TM/21/01515/RD - Land East of King Hill West Malling Kent Details of condition 19 (contamination) submitted pursuant to planning permission TM/18/01013/OA (Outline Application: Demolition of existing dwellinghouse (Sportsmans' Bungalow, 124 Teston Road) and outbuildings and erection of up to 120 dwellings including 40% affordable housing, with public open space, a community orchard, landscaping and sustainable drainage system (SuDS) and vehicular access point from King Hill. All matters reserved except for means 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 22nd June to discuss this application and has decided that it does not object to the discharge of this condition.</i></p>			
344.5	<p>TM/21/01416/LB - New Barns House 150 Lavenders Road West Malling ME19 6HR Listed Building Application: Demolition of a garden wall to enable the construction of swimming pool and associated landscaping.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd June to discuss this application and has decided that it does not object, but would ask that consideration be given to a watching brief.</i></p>			
21/345	TREE PLANNING APPLICATIONS			
345.1	<p>TM/21/01630/TNCA - Bridge House 31 Police Station Road West Malling ME19 6LL Strawberry tree (T1) pollard to help promote regrowth as the leaves are of questionable health.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd June to discuss this application and has decided that it does not object to the application.</i></p>			
345.2	<p>TM/21/01631/TNCA - Five Pointed Star 100 High Street West Malling ME19 6NE Removal of a Sycamore Tree in the rear garden of The Five Pointed Star Public House.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 22nd June to discuss this</i></p>			

	<i>application and has decided that it does not object to the application.</i>			
21/346	<u>SECTION 106 AGREEMENTS / PLANNING OBLIGATIONS</u>			
	<p>Receipt was noted of the T&MBC letter dated 8th June detailing that T&MBC has now agreed a protocol on how it deals with section 106 agreements. Of particular interest to parish councils is section 5 of Annex 1, which relates directly to the potential involvement of borough councillors, town and parish councils and local community groups in the drafting of agreements; this sets out ways in which councillors and residents may be able to influence these legal agreements.</p> <p>It was agreed that a 'wishlist' of possible section 106 requirements / requests be compiled and to be agreed at Full Council. This would also tie in with the Neighbourhood Plan.</p>			
21/347	<p>Prioritise brownfield development in law to protect our green belt and farmland' – this petition was noted. It was agreed that Members sign the petition as individuals should they wish to.</p> <p>https://petition.parliament.uk/petitions/575169</p>			
21/348	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations – no update</p> <p>Potential new investigations – none</p>			
21/349	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
21/350	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
21/351	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 11 th August 2021			
	Date of next planning meeting: Tuesday 27 th July 2021			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.41 pm</p> <p>Signed.....</p> <p>Date.....</p>			