

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 26TH JULY 2022, 7.30PM
WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

Present: Mr. David Thompson (Chair)
Mr. Keith Mann
Ms Camilla Medhurst
Mrs Yvonne Smyth

Also Present: 9 West Malling residents +
Representatives of Retirement Villages Group Ltd for 237 – 259 London Road:
Andrew Mills, Retirement Villages Group
Alex Williams, Retirement Villages Group
Robin Turner, RCKa (architect)
Iain Warner, Tetlow King (planning)
Dan Knight, Camargue (engagement)

Minute		Action by	Action	Response
22/377	<u>APOLOGIES FOR ABSENCE</u> – Mrs Dean, Ms Margetts, Mrs Miles and Ms Stacpoole			
22/378	<u>DECLARATIONS OF INTEREST</u> - none			
22/379	<u>ELECTION OF CHAIR</u>			
	Ms Medhurst proposed that Mr Thompson serve as Chair, seconded by Mrs Smyth . There being no other nominations, Mr Thompson was duly elected.			
22/380	<u>ELECTION OF VICE CHAIR</u>			
	It was agreed that this would be considered at the next meeting.			
22/381	<u>MINUTES</u> of the meeting held on 26 th April were approved and signed.			
22/382	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda – none.			
22/383	<u>LAND TO THE REAR OF 237 – 259 LONDON ROAD</u>			
	Outline planning permission for this site was granted on appeal in 2018 (TM/17/00506/OA). The developers, Retirement Villages Group Ltd, are in the process of undertaking a consultation on revised plans and as part of that consultation addressed the meeting. A number of West Malling residents were in attendance who were given the opportunity to ask questions.			
	There was a general discussion regarding the emerging plans including sustainability; the proposed increase in units from 79 to approx. 160; visual impact on the surrounding area;			

	<p>four out of the 6 blocks to now be 4 storey blocks; adequacy of the access road; impact on local GP services both now and moving forward.</p> <p>It is expected that a new application will submitted in October.</p> <p>Details of the emerging plans and consultation can be found at: https://www.rvg-westmalling.co.uk/</p> <p>Consultation boards can be found at: https://www.rvg-westmalling.co.uk/assets/images/pdf/consultation-boards.pdf</p>			
	Representatives of Retirement Villages Group Ltd and residents left the meeting at 9.25.			
22/384	TMBC LOCAL PLAN – no update			
22/385	NEIGHBOURHOOD PLAN			
	Mr Thompson reported that the grant window closes at the end of October.			
22/386	PLANNING APPLICATIONS – T&MBC DECISIONS			
386.1	<p>TM/21/02236/FL & TM/21/02238/LB Priors House 18 King Street West Malling Kent ME19 6QT Listed Building Application: Single storey link extension between dwelling house and annexe, construction of driveway gates and associated alterations to dwelling house and annexe.</p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee had not submitted comments to TMBC]</p>			
386.2	<p>TM/21/03094/RD - 1 Orwell Spike West Malling Kent ME19 4PB Details of Condition 8 (archaeological written scheme of investigation) submitted pursuant to planning permission TM/21/01560/FL (Erection of a detached dwelling; landscaping; parking and associated works on land adjacent to no1 Orwell Spike)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application but requested that any objects found that are not of national importance be donated to WMPC for Twitch Inn museum].</p>			
386.3	<p>TM/21/03321/FL - 58 Ryarsh Lane West Malling ME19 6QP Single storey rear extension and enlargement of existing loft conversion incorporating alterations to roofline from hip to gable and rear dormer.</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had objected to this application].</p>			
386.4	<p>TM/22/00522/LB – 2 Police Station Road West Malling ME19 6LL Listed Building Application: alterations to hearth in front room and replacement of weatherboarding to rear elevation (including replacement of felt with breathable membrane and insertion of insulation between timber studs).</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
386.5	<p>TM/22/00748/TDC Land Rear Of 119 And 121 Teston Road West Malling Technical Details Consent Application (Stage 2) for 3 dwellings and associated works following the grant of stage 1 Permission in Principle under planning reference TM/20/00277/PIP: (Permission in principle for up to 3 dwellings)</p>			

	Granted permission [West Malling Parish Council Planning Committee had objected to this application].			
386.6	TM/21/02003/FL - The Bungalow 139 Offham Road West Malling ME19 6RE Development of 4 detached dwellings within the residential curtilage of the dwelling house including a new access to Offham Road Refused [West Malling Parish Council Planning Committee had objected to this application]			
386.7	TM/22/00820/FL - Bolton Cottage Fartherwell Road West Malling ME19 6RH Demolition of the existing garage, outbuilding and conservatory. Proposed single storey side and rear extensions and new build detached double garage Granted [West Malling Parish Council Planning Committee had not objected to this application]			
386.8	TM/22/00663/LB - St Marys Abbey 52 Swan Street West Malling ME19 6JX Listed Building Application: Change the roof finish from lead to 0.5 mm terne coated stainless steel, to the lantern light of the Pax House building within the Abbey estate Granted [West Malling Parish Council Planning Committee had not objected to this application]			
386.9	TM/22/01002/RD - Land East Of King Hill West Malling Partial discharge of condition 19 (Contamination part 3 and 4) 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) Approved [West Malling Parish Council Planning Committee had not objected to this application].			
386.10	TM/22/00933/LB - 44 High Street West Malling ME19 6QR Listed Building Application: Removal and replacement of 2 windows to the front elevation first floor Granted [West Malling Parish Council Planning Committee had not objected to this application].			
386.11	TM/22/00925/LB - Church House 137 High Street West Malling ME19 6ND Listed Building Application: attachment of a blue plaque to Listed Building in West Malling to commemorate an important local citizen Granted [West Malling Parish Council Planning Committee had not objected to this application].			
386.12	TM/22/00708/FL - Land Opposite The Paddocks Birling Road Leybourne West Malling Change of use of land to residential for members of the Gypsy Traveller community. The site to contain two static caravans, five touring caravans, parking, hardstanding, and associated infrastructure. This application is part retrospective T&MBC declined to comment [West Malling Parish Council Planning Committee had objected to this application].			

386.13	<p>TM/22/01088/TNCA - More Park R C Primary School Lucks Hill West Malling ME19 6HN Group of 4 Sycamore trees growing on the playground boundary, Reduce the overall crowns on each tree by 4.5 Meters</p> <p>No objection</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>		
386.14	<p>TM/22/01080/FL – Townsend House 235 London Road West Malling ME19 5AD Part two storey, part single storey rear and wrap around side extension</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>		
386.15	<p>TM/22/01245/TNCA - 41 Swan Street West Malling ME19 6JU Removal of a large Lime tree on the driveway of 41 Swan Street, West Malling. The tree higher than both the property and the neighbouring property (The Swan). We wish to seek approval to remove the tree completed before it becomes a danger to the properties and potentially pedestrians walking along swan street.</p> <p>No objection</p> <p>[West Malling Parish Council Planning Committee had objected to this application and requested that T&MBC consider this tree for a TPO].</p>		
386.16	<p>TM/22/01173/FL Munsukh House 3 Orwell Spike West Malling ME19 4PB Construction of a new detached garage with annex in roof space above</p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee had objected to this application].</p>		
22/387	<p><u>WITHDRAWN APPLICATIONS</u></p>		
	<p>TM/22/00952/LB - 31 - 33 High Street West Malling ME19 6QH - Listed Building Application: Re-decorate windows, doors and external iron railings at front of property</p>		
22/388	<p><u>PLANNING AND TREE APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></p>		
388.1	<p>TM/22/00820/FL - Bolton Cottage Fartherwell Road West Malling ME19 6RH Demolition of the existing garage, outbuilding and conservatory. Proposed single storey side and rear extensions and new build detached double garage</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to this application.</i></p>		
388.2	<p>TM/22/00663/LB - St Marys Abbey 52 Swan Street West Malling ME19 6JX Listed Building Application: Change the roof finish from lead to 0.5 mm terne coated stainless steel, to the lantern light of the Pax House building within the Abbey estate.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to this application.</i></p>		
388.3	<p>TM/22/00848/TNCA - 72 St Leonards Street West Malling ME19 6PB T1 Ash Re-pollard (previously pollarded, cyclical maintenance)</p> <p>West Malling Parish Council Planning Committee commented as follows:</p>		

	<i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to this application.</i>			
388.4	<p>TM/22/00818/FL - 26 Alma Road West Malling ME19 6RP New dwelling adjoining 26 Alma Road.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to this application.</i></p>			
388.5	<p>TM/22/01002/RD - Land East Of King Hill West Malling Partial discharge of condition 19 (Contamination part 3 and 4) 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 has discussed this application and does not object to the partial discharge of condition 19.</i></p>			
388.6	<p>TM/22/00952/LB - 31 - 33 High Street West Malling ME19 6QH Listed Building Application: Re-decorate windows, doors and external iron railings at front of property.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to the application</i></p>			
388.7	<p>TM/22/00933/LB - 44 High Street West Malling ME19 6QR Listed Building Application: Removal and replacement of 2 windows to the front elevation first floor.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to the application</i></p>			
388.8	<p>TM/22/00925/LB - Church House 137 High Street West Malling ME19 6ND Listed Building Application: attachment of a blue plaque to Listed Building in West Malling to commemorate an important local citizen.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to the application</i></p>			
388.9	<p>TM/22/00767/LB & TM/22/00766/FL - Chestnuts 141 St Leonards Street West Malling ME19 6PE Listed Building Application: Installation of a new internal opening, new pedestrian entrance and gate to front of house.</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 provided that the Conservation Officer is content with the new internal doorway, the Parish Council does not object to the application.</i></p>			
388.10	<p>TM/22/00617/RM - Development Site Land West Of Winterfield Lane East Malling West Malling Reserved Matters application pursuant to conditions of outline planning permission 19/01814/OA for details of layout, scale, landscaping and appearance in relation to the development up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing</p>			

	<p>footpaths, together with new vehicular access onto London Road and associated parking and landscaping, pursuant to outline planning permission 19/01814/OA allowed at appeal (ref. APP/H2265/W/20/3256877).</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 would like to make the following comments:</i></p> <p><i>WMPC remains extremely disappointed that this application was granted and objects to the application for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>Extremely limited architectural merit of all of the house types proposed in the plans, which are not in-keeping with the local vernacular. Specific issues with the height and design of the flat block b, which is both too high and very disappointing architecturally.</i> • <i>Limited plans for parking which will not accommodate the level of demand for new occupants, nor visitors to the site.</i> • <i>Mismatch between proposed housing tenure and size and local demand, with no small (2 bed or fewer) houses available for the private market and 4 and 5 bed private homes making up 58% of the total number of homes proposed for the private market. By way of comparison there are no 5 bed homes proposed for the affordable market and 4 bed homes account for just 4% of the total number of affordable homes proposed, indicating that the motivation behind these tenure and size proposals is profit rather than responding to genuine need and demand.</i> • <i>The Parish Council would ask that an assessment be undertaken to determine the best placement for the community centre.</i> • <i>Insufficient details on how the developers will address issues of climate change and biodiversity.</i> <p><i>West Malling Parish Council has declared a climate emergency and is taking action to respond to it. As part of this, we encourage all new developments within and on the outskirts of the parish to incorporate tangible measures designed to reduce dependency on fossil fuels and, in turn, help reduce the amount of carbon dioxide and other pollutants added to the atmosphere. These could include ensuring the highest possible standards of insulation on new builds and when retrofitting, considering alternative energy sources such as solar, air or ground source heat pumps and ensuring that provision is made for the use of electric vehicles. We are also keen to encourage measures designed to reduce water consumption and limit light pollution.</i></p>		
388.11	<p>TM/22/00708/FL - Land Opposite The Paddocks Birling Road Leybourne West Malling Change of use of land to residential for members of the Gypsy Traveller community. The site to contain two static caravans, five touring caravans, parking, hardstanding, and associated infrastructure. This application is part retrospective.</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 objects for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>The site is situated within the Green Belt and no exceptional circumstances have been provided as to why this land should be built on.</i> • <i>This is an unsuitable development due to the site being on a narrow country lane.</i> • <i>Due to this being a retrospective application (the Parish Council do not support applications being made retrospectively), we note that there is nothing within the application regarding making good the landscaping.</i> 		
388.12	<p>TM/22/01088/TNCA - More Park R C Primary School Lucks Hill West Malling ME19 6HN Group of 4 Sycamore trees growing on the playground boundary, Reduce the overall crowns on each tree by 4.5 Meters.</p>		

	<p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to the application.</i></p>			
388.13	<p>TM/22/01073/RD - Roundabout Junction Of Ashton Way And Tower View Kings Hill West Malling Details of condition 15 (Road improvements) submitted pursuant to planning permission TM/13/01535/OAEA (Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multi-functional extension to the community centre, a youth outdoor recreational facility, formalisation of car parking areas at the community centre and adjacent to Crispin Way, alterations to the highway network at Alexander Grove, Gibson Drive and Queen Street and open space including a new linear park, trim trails, woodland paths and green spaces (the primary school has been granted planning permission by Kent County Council under ref TM/14/01929/CR3).</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 noted that KCC have submitted a holding objection on the basis that the applicant should provide the following additional information: A junction capacity assessment for the proposed junction arrangement; A stage 1 RSA and supporting designer's response.</i></p> <p><i>The Parish Council would ask that the additional information be supplied before the application is considered further.</i></p>			
388.14	<p>TM/22/01080/FL - Townsend House 235 London Road West Malling ME19 5AD Part two storey, part single storey rear and wrap around side extension</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to the application.</i></p>			
388.15	<p>TM/22/01072/RD - Land East Of King Hill West Malling Details of condition 20 Remediation Strategy and Verification Plan (parts 1-3) Interim Verification Report) 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, West Malling Parish Council Planning Committee did not comment on this application.:</p>			
388.16	<p>TM/22/01147/TPOC - Land Part Of Church Farm At Rear Of 71 To 97 Ewell Avenue West Malling Three large Oak recommendation of 50% lowering of the crown and two very tall Scots Pine trees. The Scots Pine trees are of concern as a Scots Pine tree of the same age and in the same field, broke in half in the recent storms in February 2022. A similar occurrence would risk danger to the residents of Ewell Avenue, standing in group A1 of Tree Preservation Order - 67/00001/TPO</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 would ask that a survey be undertaken on the Scots Pines to assess the condition of the trees.</i></p>			
388.17	<p>TM/22/01245/TNCA - 41 Swan Street West Malling ME19 6JU Removal of a large Lime tree on the driveway of 41 Swan Street, West Malling. The tree higher than both the property and the neighbouring property (The Swan). We wish to seek approval to remove the tree completed before it becomes a danger to the properties and potentially pedestrians walking along swan street.</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 objects strongly to the possible felling of this tree. The Parish Council would ask that due to its amenity value and the risk of it being felled that consideration be given to making this tree subject to a TPO.</i></p> <p><i>This mature Lime tree is an important part of the landscape in West Malling. It sits between 41 Swan Street and The Swan and is a welcome green gap filler which improves the view considerably; the tree detracts from the commercial waste bins that sit to the side of The Swan and softens the view. The tree is visible from the footpath and various properties in Police Station Road.</i></p> <p><i>The applicant has not produced any evidence that the tree is unsafe and the Council would therefore ask that if the tree is felt to be too large, that consideration be given to reducing the number of branches and reducing its height which would be good tree management.</i></p>			
388.18	<p>TM/22/01173/FL - Munsukh House 3 Orwell Spike West Malling ME19 4PB Construction of a new detached garage with annex in roof space above.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this planning application and has decided that it objects to this application for the following reasons:</i></p> <p><i>The proposal constitutes overdevelopment of the sort that has been seen across Orwell Spike.</i></p> <p><i>The scale of the build is out of proportion with both need and the size of the property it is designed to support; the Council is concerned that this may become a standalone dwelling at a later date.</i></p> <p><i>The Council notes that minimal plans have been provided for the proposal and that these plans do not include any reference to EV charging points in a new, three car garage.</i></p>			
388.19	<p>TM/22/01302/FL - 4 Offham Road West Malling ME19 6RA Conversion of loft to habitable rooms with two rooflight windows to front roof slope and a rear dormer.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to the application.</i></p>			
388.20	<p>TM/22/01259/LB & TM/22/01258/FL - Milverton 116 High Street West Malling ME19 6LX Listed Building Application: Extension to existing building and minor external alterations</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 whilst the Council does not object to the application, the committee does have concerns that the proposals may encourage inappropriate parking and notes that the application appears to be silent on the likely replacement of the double timber gates (late C19?) attached to the north side of Milverton.</i></p>			
388.21	<p>TM/22/01228/LB - Land Rear Of 36 To 38 High Street West Malling Listed Building Application: Removal and closing up of doorway at first floor level between The Red House and The Assembly Rooms.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to the application.</i></p>			
388.22	<p>TM/22/01371/TNCA - 20 Offham Road West Malling ME19 6RA T1-Willow- Proposed overall</p>			

	<p>crown reduction to a height and lateral spread of 11m & 9m respectively. Crown raise to 3m to allow passage beneath.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to the application.</i></p>			
22/389	<u>BUILDING PLANNING APPLICATIONS</u>			
	There were no applications to be considered.			
22/390	<u>TREE APPLICATION</u>			
390.1	<p>TM/22/01379/TNCA - Old Parsonage Court West Malling ME19 6NZ Reduce height of Magnolia tree T1 by 2m under gutter height adjacent to property no.2. Reduce lateral growth by 2m to balance and shape</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 26th July to discuss this application and has decided that it does not object to the application.</i></p>			
22/391	<u>APPEALS</u>			
391.1	<p>TM/21/02541/FL 25 West Street, West Malling ME19 6QX – it was noted that an appeal had been made to the Planning Inspectorate and that additional / modified comments should be submitted by 24th August 2022.</p> <p>It was agreed that some additional comments would be added to the comments previously submitted to T&MBC. The WMPC climate change paragraph to be added as well as a paragraph highlighting the need for a flood risk assessment / drainage assessment as this area is prone to flooding / laying water.</p> <p>Clerk to submit</p>	Clerk	✓	
391.2	TM/21/02336/FL - Shepherds Cottage, Offham Road West Malling ME19 6RG – it was noted that this appeal had been dismissed.			
22/392	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations – the Clerk updated members on potential planning breaches in Swan Street.</p> <p>Potential investigations – Clerk to request advice from T&MBC regarding replacement UPVC windows within the Conservation Area.</p>	Clerk		
22/393	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
22/394	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u>			
	Clare Lane, East Malling - Mr Thompson briefly reported on the public meeting held on Tuesday 26 th July. Gladman is proposing a development of up to 150 houses and are currently consulting with residents before submitting an application to T&MBC.			
22/395	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 25 th May 2022			
	Date of next WMPC Planning meeting – Tuesday 27 th September 2022			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.46 pm			

	<p>Signed.....</p> <p>Date.....</p>			
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