

# WEST MALLING PARISH COUNCIL

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 27<sup>TH</sup> SEPTEMBER 2022, 7.30PM WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

**Present:** Mr David Thompson (Chair)  
Mrs. Trudy Dean (left at 8.25)  
Mr. Keith Mann  
Ms. Sara Margetts  
Mrs. Lorna Miles  
Ms. Min Stacpoole  
Mrs Yvonne Smyth

**Also Present:** Ms Barkham  
Resident (left at 8.25)

Minute		Action by	Action	Response
22/460	<b><u>APOLOGIES FOR ABSENCE</u></b> – Ms Medhurst			
22/461	<b><u>DECLARATIONS OF INTEREST</u></b> - none			
22/462	<b><u>ELECTION OF VICE-CHAIR</u></b>			
	Ms Stacpoole proposed that Mr Mann serve as Vice-Chair and this was seconded by Mrs Smyth. There being no other nominations, Mr Mann was duly elected.			
22/463	<b><u>MINUTES</u></b> of the meeting held on 23 <sup>rd</sup> August were approved and signed.			
22/464	<b><u>MATTERS ARISING</u></b> from the minutes not otherwise on the agenda.  [420.1] – <b>Rotary House</b> – the Clerk confirmed that the application had not yet been listed for consideration by the Area 2 Committee.  [22/424] – <b>Scots Pines at the rear of 71 – 97 Ewell Avenue</b> – the Clerk informed members that she had received advice from the T&MBC Landscape Officer that as the trees are within a grouped TPO area that they are afforded the same protection as if each tree had its own specific order.			
22/465	<b><u>TMBC LOCAL PLAN</u></b>			
465.1	It was noted that the Regulation 18 consultation has now opened and will close on 3 <sup>rd</sup> November.  <a href="https://www.tmbc.gov.uk/news/article/73/consultation-opens-on-homes-and-growth-plan">https://www.tmbc.gov.uk/news/article/73/consultation-opens-on-homes-and-growth-plan</a>			

<b>465.2</b>	<p>It was noted that the public meeting held on 25<sup>th</sup> September was very well attended with between 150 -200 people in attendance over the 4 hour period.</p> <p>Resident comments on specific sites and the Green Belt consultation questions are being collated in the office. Residents are also encouraged to complete the Local Plan questionnaire even if they choose not to complete the whole document.</p>			
<b>465.3</b>	<p>Responding to the consultation - it was suggested that sites be grouped and it was agreed to do this where possible.</p> <p>Consultation questions / themes – the 50 questions have now been allocated to members and it was agreed that answers should be with the Clerk by 18<sup>th</sup> October so that they can be considered at the planning / Extraordinary Full Council meeting on 25<sup>th</sup> October.</p> <p>General discussion regarding spatial strategy maps and Green Belt.</p> <p>Members were concerned that both the High Street and Ryarsh Lane car parks have been included within the consultation as possible sites for housing. It was agreed that the Council would write to T&amp;MBC to express their concern that the sites have been included.</p> <p>It was agreed that WMPC response should be agreed on 25<sup>th</sup> October.</p>	<b>Clerk</b>	✓	
<b>22/466</b>	<b><u>NEIGHBOURHOOD PLAN</u></b>			
	To re-visit at the November planning meeting.			
	8.25 pm - Mrs Dean and resident left the meeting			
<b>22/467</b>	<b><u>PLANNING APPLICATIONS – T&amp;MBC DECISIONS</u></b>			
<b>467.1</b>	<p><b>TM/22/01073/RD</b> - 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>Approved</p> <p>[West Malling Parish Council Planning Committee had requested that further information be provided as per the KCC objection comments]</p>			
<b>467.2</b>	<p><b>TM/22/01228/LB</b> - 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>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
<b>467.3</b>	<p><b>TM/22/01573/FL</b> - 1 Town Hill Close West Malling ME19 6QW bedroom detached dwelling and construction of a new 5 bedroom dwelling</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
<b>467.4</b>	<p><b>TM/22/01516/FL &amp; TM/22/01517/LB</b> - 107 St Leonards Street West Malling ME19 6PE Listed Building Application: Proposed single storey rear extension, internal alterations and</p>			

	external soft and hard landscaping  Granted  [West Malling Parish Council Planning Committee raised concerns about size & scale of the proposals and the wish to keep the terrace uniform.			
467.5	<b>TM/22/01626/TNCA</b> - 41 Swan Street West Malling ME19 6JU Reduce the size and width of 8 large lime trees to rear of the driveway. To reduce the size to be in line with bottom of the roof of the building next door.  No objection  [West Malling Parish Council Planning Committee had not objected to this application].			
467.6	<b>TM/22/01672/TNCA</b> - St Marys Church High Street West Malling 57- Common Lime- instal brace, 870-Common Lime- remove sucker growth, 890-Common Lime-remove sucker growth, 892-Atlas Cedar-reduce faulted limbs/stems up to 2m., 893-Horse Chestnut-reduce crown by up to 3m.  No objection  [West Malling Parish Council Planning Committee had supported this application]			
467.7	<b>TM/22/01591/FL</b> 6 Epsom Close West Malling ME19 6NX Demolish garage and erect a single storey side extension.  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
467.8	<b>TM/22/01823/TNCA</b> - St Marys Abbey 52 Swan Street West Malling ME19 6JX T119 - Purple Plum: dismantle to near ground level, extensive basal decay from large fruiting bodies of Ganoderma australe at base. T262- Horse Chestnut: dismantle to retain 3m high monolith, cut and clear previously fallen stem. T290- Leyland cypress (current height 23m) :Dismantle tree to near ground level, tree has approx. 30% crown loss by seiridium canker. T295- Birch: Dismantle tree to leave standing stem approx. 0.5m high. T483- Eucalyptus: Dismantle tree to leave standing stem approx. 0.5m high. In addition to the above, just for information we will be deadwooding and inspecting the following trees: Tag 120 Norway Maple: Climb tree and remove significant (>50mm) dead branches from crown. Tag 181 Beech: Climb tree and remove dead branch from mid south-eastern crown. Tree 205 Birch - carry out inspection of burr on main stem at approx. 6m above ground to ascertain significance of decay  No objection  [West Malling Parish Council Planning Committee had not objected to this application but had requested that the trees be replaced and a tree replacement scheme be put in place]			
467.9	<b>TM/22/01777/TNCA</b> - 117 High Street West Malling ME19 6NA T1 Portuguese Laurel - fell to ground level to allow more light to the garden; T2 Magnolia tree - all over reduction of 25% to allow more light into the garden; T3 Lawson Cypress - overhanging onto the garage roof, cut back to fence line.  No objection  [West Malling Parish Council Planning Committee had not objected to this application]			
22/468	<b><u>PLANNING AND TREE APPLICATIONS CONSIDERED &amp; WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></b>			
468.1	<b>TM/22/01927/FL</b> - 4 Orwell Spike West Malling Kent ME19 4PB Section 73 for the variation of planning condition 8 (noise testing) submitted pursuant to planning permission 20/01939/FL (Demolition of existing garage. Subdivision of existing site and construction of additional			

	detached dwelling with integral garage, parking and replacement garage for existing dwelling)  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has considered this application. The committee is of the opinion that this is a reasonable request, but ask that the officer consider the comments of the Director of health &amp; Housing in his letter dated 2<sup>nd</sup> September.</i>			
<b>468.2</b>	<b>TM/22/01890/FL</b> - 4 Offham Road West Malling Kent ME19 6RA Loft conversion with two front-facing rooflights and a single rear-facing dormer window  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has considered this application and has decided that it does not object to the application. The Council notes that neighbouring properties have installed solar panels and would ask that the applicant give consideration to installing panels at this property.</i>			
<b>468.3</b>	<b>TM/22/01856/FL</b> - 5 Orwell Spike West Malling Kent ME19 4PB Single storey ground floor side extension.  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has considered this application and does not object to the application.</i>			
<b>468.4</b>	<b>TM/22/01777/TNCA</b> - 117 High Street West Malling ME19 6NA T1 Portuguese Laurel - fell to ground level to allow more light to the garden; T2 Magnolia tree - all over reduction of 25% to allow more light into the garden; T3 Lawson Cypress - overhanging onto the garage roof, cut back to fence line.  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to this application.</i>			
<b>468.5</b>	<b>TM/22/01870/RD</b> – 5 Orwell Spike West Malling ME19 4PB Details of conditions 8 (archaeology) submitted pursuant to planning permission TM/21/01112/FL (New dwelling with integral garage)  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has considered this application to discharge condition 8 and has decided that it does not object to this application.</i>			
<b>468.6</b>	<b>TM/22/01783/FL</b> - 68 St Leonards Street West Malling ME19 6PB Demolition of existing detached outbuilding and construction of replacement outbuilding with glass link extension linking to the main house  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to this application.</i>			
<b>468.7</b>	<b>TM/22/01786/LB</b> - Church House 137 High Street West Malling ME19 6ND Listed Building Application: Replace the existing single glazed sashes and French doors as shown with new double glazed Slimlite timber sash windows and French doors that have been designed to be sympathetic with period properties  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has considered this application and objects to the application for the following reasons:</i>			

	<p><i>The Parish Council is in agreement with the concerns raised by the National Amenities Society and would ask that the Conservation Officer be asked to consider this application. The building is of great importance to the High Street and should therefore be protected from inappropriate building works; careful thought should be given as to any works undertaken and the building material used.</i></p> <p><i>The Parish Council is concerned by the suggestion that the applicant does not appreciate both the age of the property and of the windows which they seek to replace.</i></p> <p><i>As stated above, the Parish Council would urge the Conservation Officer to consider the detail of this application.</i></p>			
468.8	<p><b>TM/22/01823/TNCA</b> - St Marys Abbey 52 Swan Street West Malling ME19 6JX T119 - Purple Plum: dismantle to near ground level, extensive basal decay from large fruiting bodies of Ganoderma australe at base. T262- Horse Chestnut: dismantle to retain 3m high monolith, cut and clear previously fallen stem. T290- Leyland cypress (current height 23m) :Dismantle tree to near ground level, tree has approx. 30% crown loss by seiridium canker. T295- Birch: Dismantle tree to leave standing stem approx. 0.5m high. T483- Eucalyptus: Dismantle tree to leave standing stem approx. 0.5m high. In addition to the above, just for information we will be deadwooding and inspecting the following trees: Tag 120 Norway Maple: Climb tree and remove significant (&gt;50mm) dead branches from crown. Tag 181 Beech: Climb tree and remove dead branch from mid south-eastern crown. Tree 205 Birch - carry out inspection of burr on main stem at approx. 6m above ground to ascertain significance of decay</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>			
22/469	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
	<p><b>TM/22/02003/FL</b> - 41 Swan Street West Malling ME19 6JU Installation of new pool and related 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 objects to the application.</i></p> <p><i>The Council is concerned that the installation of a swimming pool will cause an increase in noise from both the heat pump and pool usage and that this will be detrimental to both residents and the conservation area.</i></p> <p><i>The Council is of the opinion that the pool is not appropriate within a conservation area within the curtilage of a Grade II building.</i></p>			
22/470	<b><u>PLANNING ENFORCEMENT</u></b>			
	<p><b>Current investigations</b> – Swan Street (tree) &amp; High Street (breach of conditions of planning) are being investigated by TMBC</p> <p><b>Potential investigations</b> – none</p>			
22/471	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none			
22/472	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b>			
	<p><b>Delegated planning comments</b> – the T&amp;MBC 21 day timeline for comments to be received has resulted in a large number of planning applications being considered using delegated powers and following discussion at the F&amp;GP Committee it was agreed that this be reviewed.</p> <p>Mr Thompson outlined possible ways in which the number of delegated applications could be reduced including scheduling 2 planning meetings per month or having an ad hoc meeting</p>			

	<p>depending on whether applications have been received – the Clerk would need to provide the 3 days statutory notice. It was agreed that options be considered further but that members favoured a brief ad hoc meeting which would deal purely with planning applications.</p> <p>Clerk to receive confirmation from KALC that meetings can be held during the daytime.</p> <p>Ms Barkham asked a question regarding the call for sites process and it was confirmed that sites can be put forward by people other than the landowner.</p>	Clerk	✓	
22/473	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b> – Wednesday 2 <sup>nd</sup> November 2022			
	<b>Date of next W MPC Planning meeting</b> – Tuesday 25 <sup>th</sup> October 2022			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 9.16 pm</p> <p>Signed.....</p> <p>Date.....</p>			