

# WEST MALLING PARISH COUNCIL

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 22<sup>ND</sup> NOVEMBER 2022, 7.30PM WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

**Present:** Mr David Thompson (Chair)  
Mr. Keith Mann  
Ms. Sara Margetts  
Mrs. Lorna Miles  
Ms. Min Stacpoole

Minute		Action by	Action	Response
	Due to the previous meeting overrunning, this meeting commenced at 7.40			
22/586	<b>APOLOGIES FOR ABSENCE</b> – Ms Medhurst & Mrs Smyth			
22/587	<b>DECLARATIONS OF INTEREST</b> - none			
22/588	<b>MINUTES</b> of the meeting held on 27 <sup>th</sup> September were approved and signed.			
22/589	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda.  <b>22/464 – Rotary House</b> – the Clerk confirmed that the application had not yet been listed for consideration by the Area 2 Committee.			
22/590	<b>TMBC LOCAL PLAN</b>			
590.1	Regulation 18 consultation - Mr Thompson reported that a meeting had been held with committee chairs and the Clerk to discuss how the recent consultation was dealt with by WMPC, strengths and weaknesses and ideas on how any further consultations should be undertaken.			
590.2	Green Belt petition – Mrs Dean will be seeking Full Council's opinion on whether WMPC and EM&LPC should jointly issue a public petition regarding the extension of the Green Belt.  Members of the planning committee were in agreement and it was suggested that a small working group be set up to oversee the campaign; this working group could potentially consist of representatives from WMPC (David Thompson & Keith Mann volunteered), EM&LPC, Broadwater Action Group and Protect West Malling.  To be considered further at Full Council. Clerk to note agenda	Clerk	✓	
22/591	<b>NEIGHBOURHOOD PLAN</b>			

	<p>It was agreed that progress could be made when the Local Plan reached the next stage of consultation as more Local Plan detail would be known. Consideration of a working group, 2 members from the Planning committee and 1 from both the Highways and Amenities committees.</p> <p>To be considered further at Full Council. Clerk to note agenda</p>	Clerk	✓	
<b>22/592</b>	<b>PLANNING APPLICATIONS – T&amp;MBC DECISIONS</b>			
<b>592.1</b>	<p><b>TM/21/02014/RD</b> - Land East Of King Hill West Malling Kent Details of condition 12 (Boundary Treatments) 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>Approved</p> <p>[West Malling Parish Council Planning Committee did not object to the application but asked that the boundary treatment be appropriate so as to alleviate resident concerns.</p>			
<b>592.2</b>	<p><b>TM/21/02221/TPOC</b> - 1 Douces Manor St Leonards Street West Malling Kent ME19 6UB</p> <p>Works to cut back branches to tree line on boundary and reduce height by 3- 5 meters. Wording amended as follows:  <i>1 x Lime, 1 x Horse Chestnut and 2 x Sycamore (standing adjacent to the boundary with 43 Churchfields) – Reduce height by approx. 1 third and cut branches overhanging the boundary of 43 Churchfields back to near trunks/stems. Standing in Area A1 of Tree Preservation Order</i></p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee had not commented on the revised wording of the application]</p>			
<b>592.3</b>	<p><b>TM/22/00445/RD</b> - 5 Orwell Spike West Malling ME19 4PB Details of condition 3 (Landscaping), 5 (Contaminated land desktop study) ,6 (Site investigation) and 7 (Verification report) pursuant to planning permission TM/21/01112/FL (New dwelling with integral garage)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
<b>592.4</b>	<p><b>TM/22/00767/LB &amp; TM/22/00766/FL</b> - 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.  TM/22/00767/LB granted and TM/22/00766/FL withdrawn</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
<b>592.5</b>	<p><b>TM/22/01259/LB &amp; TM/22/01258/FL</b> - Milverton 116 High Street West Malling ME19 6LX Listed Building Application: Extension to existing building and minor external alterations.</p> <p>Granted</p> <p>West Malling Parish Council Planning Committee had commented as follows:</p> <p>[West Malling Parish Council Planning Committee had not objected to the application, but raised concerns about the possibility of inappropriate parking and the potential loss of the late C19 timber doors]</p>			
<b>592.6</b>	<p><b>TM/22/01646/TNCA</b> - West Malling Free Church Baptist 63 Swan Street West Malling ME19 6LW T1-yew. Dismantling &amp; removing to ground level</p>			

	No objection  [West Malling Parish Council Planning Committee had objected to this application].			
<b>592.7</b>	<b>TM/22/01607/LB &amp; TM/22/01606/FL</b> - Chestnuts 141 St Leonards Street West Malling ME19 6PE Listed Building Application: Replacement of the boiler and re-routing of boiler flue. Replacement and relocation of the hot water tank.  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.8</b>	<b>TM/22/01594/LB</b> - Clout Memorial Institute 9 High Street West Malling ME19 6QH Listed Building Application: replacement sash windows and door canopy on front elevation.  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.9</b>	<b>TM/22/01289/FL</b> - 41 Swan Street West Malling ME19 6JU Retrospective application for conversion of a dilapidated car port to a summer house.  No objection  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.10</b>	<b>TM/22/01732/FL</b> - 11 West Street West Malling ME19 6QX First floor rear extension  Granted  [West Malling Parish Council Planning Committee did not object to this application but did ask the planning officer to consider the impact of loss of natural light and overlooking]			
<b>592.11</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.  Refused  [West Malling Parish Council Planning Committee had objected to this application]			
<b>592.12</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  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.13</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)  Approved  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.14</b>	<b>TM/22/01856/FL</b> - 5 Orwell Spike, West Malling ME19 4PB Single storey ground floor side extension  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			

<b>592.15</b>	<b>TM/22/01890/FL</b> - 4 Offham Road West Malling ME19 6RA Loft conversion with two front-facing rooflights and a single rear-facing dormer window  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.16</b>	<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)  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.17</b>	<b>TM/22/02003/FL</b> - 41 Swan Street West Malling ME19 6JU Installation of new pool and related facilities.  Granted  [West Malling Parish Council Planning Committee had objected to this application]			
<b>592.18</b>	<b>TM/22/02074/FL</b> - 56 Offham Road West Malling ME19 6RA Proposed loft conversion with a flat roof rear dormer and a conservation style roof light to front roof pitch.  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.19</b>	<b>TM/22/02128/TNCA</b> - 2 New Barns Oast 146 Lavenders Road West Malling ME19 6HR Applicants ref: T1 - Scots pine - front of driveway - dismantle to 1.5m from ground level  No objection  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.20</b>	<b>TM/22/02101/RD</b> - 4 Orwell Spike West Malling ME19 4PB Details of condition 5 (contamination) and condition 8 (noise) submitted pursuant to planning permission TM/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)  Approved  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.21</b>	<b>TM/22/02089/TNCA</b> - 31 Frog Lane West Malling ME19 6LN T1-Ash. Proposed is the dismantling/removal to close to ground level. This mature multi-stemmed tree stands among numerous others  No objection.  [West Malling Parish Council Planning Committee had not objected to this application]			
<b>592.22</b>	<b>TM/22/02224/TNCA</b> - 28 King Street West Malling ME19 6QT T1 Beech hedge - lower in height from 2.4m to 1.8m. T2 Crab Apple Tree - prune by 25%. T3 Holly Tree - fell to ground level  No objection.  [West Malling Parish Council Planning Committee had not objected to this application]			

<b>22/593</b>	<b><u>WITHDRAWN APPLICATIONS</u></b>			
	<b>TM/22/00818/FL</b> - 26 Alma Road West Malling ME19 6RP New dwelling adjoining 26 Alma Road  Withdrawn			
<b>22/594</b>	<b><u>PLANNING AND TREE APPLICATIONS CONSIDERED &amp; WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></b>			
<b>594.1</b>	<b>TM/22/02224/TNCA</b> - 28 King Street West Malling ME19 6QT T1 Beech hedge - lower in height from 2.4m to 1.8m. T2 Crab Apple Tree - prune by 25%. T3 Holly Tree - fell to ground level  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.</i>			
<b>594.2</b>	<b>TM/22/02217/FL</b> - 48 Brickfields West Malling ME19 5AG Two storey side and single storey rear extension and internal configuration  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. However, the parish council would support the implementation of a phased programme of archaeological work as recommended by Wendy Rogers, Senior Archaeological Officer at KCC.</i>			
<b>594.3</b>	<b>TM/22/02340/TNCA</b> - Manor Park Country Park St Leonards Street West Malling 7 x Ash, 1 x Pine (applicants ref. 3, 4, 5, 11, G12 and 2 of the trees in G15) - Fell to ground level; (Exempt work - Group of Ash and Sycamore (applicants ref. G1) - Sever and remove Ivy only; 7 x dead Ash and 1 x dead monolith Oak (applicants ref. 2, 6, G7, 8, 10, 1 of the trees in G15 and 16) - Fell to ground level; 1 x Ash (applicants ref. 13) - Remove hung up deadwood only; 1 x Norway Maple (applicants ref. 14) - Remove dead stems only)  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>594.4</b>	<b>TM/22/02263/TNCA</b> - Groundsmans Cottage 101 St Leonards Street West Malling ME19 6PE 2 x Willow (applicants ref. W1 and W2_ - Reduce by up to 50% Group of Ash and 1 Conifer (applicants ref. H1) Remove  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>594.5</b>	<b>TM/22/02089/TNCA</b> - 31 Frog Lane West Malling ME19 6LN T1-Ash. Proposed is the dismantling/removal to close to ground level. This mature multi-stemmed tree stands among numerous others.  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>594.6</b>	<b>TM/22/02101/RD</b> - 4 Orwell Spike West Malling ME19 4PB Details of condition 5 (contamination) and condition 8 (noise) submitted pursuant to planning permission TM/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 to discharge conditions 5 and 8 pursuant to planning permission TM/20/01939/FL and are content that the conditions be discharged.</i>			
594.7	<b>TM/22/02128/TNCA</b> - 2 New Barns Oast 146 Lavenders Road West Malling ME19 6HR Applicants ref: T1 - Scots pine - front of driveway - dismantle to 1.5m from ground level  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.</i>			
594.8	<b>TM/22/02074/FL</b> - 56 Offham Road West Malling ME19 6RA Proposed loft conversion with a flat roof rear dormer and a conservation style roof light to front roof pitch  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 the application</i>			
22/595	<b>BUILDING PLANNING APPLICATIONS</b>			
595.1	<b>TM/22/02404/LRD</b> - 107 St Leonards Street West Malling ME19 6PE Details of conditions 2 (external materials), 3 (joinery and rainwater goods) and 4 (visuals/elevations of the photovoltaic panels) submitted pursuant to Listed Building Consent ref: TM/22/01517/LB (Listed Building Application: Proposed single storey rear extension, internal alterations and external soft and hard landscaping)  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has considered this application to discharge conditions 2, 3 and 4 and does not object to the application.</i>			
595.2	<b>TM/22/02397/FL &amp; TM/22/02383/LB</b> - 43 Swan Street West Malling ME19 6HF 6HF - Listed Building Application: Removal of various internal walls at ground, first and second floors, erection of various internal walls as part of office refurbishment at ground, first and second floors, installation of windows in northern and eastern elevations at ground floor.  West Malling Parish Council Planning Committee commented as follows:  <i>West Malling Parish Council Planning Committee has considered these applications and does not object. The Committee notes that the rear access road is narrow and surrounded by residential properties and would therefore ask that the planning officer consider appropriate conditions during the construction works.</i>  <i>The committee is however disappointed that Fernham Homes have added signage to the front of the building without the appropriate planning consents, this is referred to in their Planning, Heritage and Design and Access Statement – see below.</i>  <b>‘Temporary adverts have been placed on the frontage of the building. In due course applications for advertisement consent and LBC will be made for the permanent adverts ahead of their installation.’</b>  <i>The property is a Grade II listed building which sits within the West Malling Conservation Area and as stated in the Fernham Homes Heritage statement, the property is surrounded by designated heritage assets including the Abbey, as well as being surrounded by residential properties. The Parish Council does not support the use of retrospective planning applications and would have expected to have been able to comment on the current signage before installation, especially given the sensitive nature of both the building and its location.</i>			

595.3	<p><b>TM/22/02449/LB &amp; TM/22/02448/FL</b> - 108 High Street West Malling ME19 6NE Listed Building Application: Demolition of existing rear extension, erection of new single storey rear extension, rear dormer windows and internal alterations.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council has discussed this application and would ask that the Conservation Officer be asked to consider the application.</i></p>			
595.4	<p><b>TM/22/02432/TNCA</b> - Land On Railway Verge South Of Running Lines Police Station Road West Malling 1 x Ash tree (applicants ref T1) on Network Rail land adjacent to 52 Police Station Rd requiring 3.5m lateral reduction to bring back to Network rail boundary.</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 3.5 metre reduction of the Ash tree for the following reasons:</i></p> <p><i>This is an attractive mature healthy ash tree which is showing no obvious signs of ash dieback. Any work undertaken on this tree will jeopardise its health and will limit the tree's defences against pathogen attack.</i></p> <p><i>It is the only mature ash in the area, it is clearly visible in the landscape and to remove 3.4 metres from one side will make the tree unbalanced and unsightly.</i></p> <p><i>By removing the 3.5 metres there will be an initial reduction in leaf litter, but the tree will rapidly put on new shoots to replace the leaf area lost. Any benefit to the resident will be short-term only.</i></p>			
595.5	<p><b>TM/22/02264/TPOC</b> - Groundsmans Cottage 101 St Leonards Street West Malling ME19 6PE 4 x Ash (applicants ref A1 and A2) Reduce by up to 50%. T1 and standing in Group G2 of Tree preservation Order.</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 does not object to the application.</i></p>			
22/596	<b><u>TREE PRESERVATION ORDER</u></b>			
	It was noted that a new tree preservation order had been granted (Order 22/00042/TPO) in respect of trees on the land of the former National Westminster Bank Ltd 43 Swan Street; the protected trees are Holly, Field Maple & Maple.			
22/597	<b><u>APPEAL DECISIONS</u></b>			
597.1	<b>Development Site South of 1 &amp; 2 Orwell Spike</b> – construction of 9 detached dwellings together with associated access. Appeal allowed.			
597.2	<b>Land West of Station Road North</b> - erection of a care home (within use Class C2) including parking, access, landscaping and other associated works. Appeal allowed.			
597.3	<b>The Crest 44 King Hill</b> – 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. Appeal dismissed.			
22/598	<b><u>KENT MINERALS AND WASTE LOCAL PLAN 2023-2038</u></b>			
	Having considered the consultation it was agreed that WMPC would object / comment on Policy CSM 10 which relates to 'Oil, Gas and Unconventional Hydrocarbons'.			
	The policy states that 'Planning permission will be granted for proposals associated with the exploration, appraisal and production of oil, gas and unconventional hydrocarbons'. This			

	would appear to support fracking which is inconsistent with local authorities / councils including KCC, T&MBC & WMPC having declared climate emergencies.  <a href="https://letstalk.kent.gov.uk/hub-page/mineralsandwaste">https://letstalk.kent.gov.uk/hub-page/mineralsandwaste</a> Deadline 12 <sup>th</sup> December			
<b>22/599</b>	<b><u>DRAFT BUDGET 2023/4</u></b>			
	The committee considered the draft budget in particular additional sums for the Local Plan.  This will be considered further at Full Council.			
<b>22/600</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
	<b>Current investigations</b> – enquiries have been made with T&MBC enforcement with regards to properties on both High Street and Swan Street.  <b>Potential investigations</b> – none other than the above.			
<b>22/601</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none			
<b>22/602</b>	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b> - none			
<b>22/603</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b> – Wednesday 7 <sup>th</sup> December 2022			
	<b>Date of next WMPC Planning meeting</b> – Tuesday 24 <sup>th</sup> January with ad hoc meetings to be held when necessary.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 9.20 pm          Signed.....          Date.....			



[illegible]