

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 24TH JANUARY 2023, 7.30PM
WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mr David Thompson (Chair)
Mrs Trudy Dean (until 8.55)
Mr Keith Mann
Ms. Min Stacpoole

Minute		Action by	Action	Response
23/50	APOLOGIES FOR ABSENCE – Ms Margetts, Ms Medhurst Mrs Miles and Mrs Smyth.			
23/51	DECLARATIONS OF INTEREST - Mr Mann declared an interest in minute number [23/59.2] and played no part in determining this application.			
23/52	MINUTES of the meeting held on 22 nd November, 6 th December and 16 th December were approved and signed.			
22/53	MATTERS ARISING from the minutes not otherwise on the agenda. 22/589 – Rotary House – it was confirmed that T&MBC had not yet reached a decision on this application and that it had not yet been listed for consideration at Area 2 Planning Committee.			
23/54	TMBC LOCAL PLAN No update			
23/55	NEIGHBOURHOOD PLAN There was a general discussion regarding the way forward and it was agreed that the Neighbourhood Plan group should meet to consider the grant pack before any work is undertaken. It was agreed that the Clerk contact Kevin Goodwin regarding the possibility of using his services to undertake the Neighbourhood Plan alongside WMPC and to potentially organise a meeting.	Clerk	✓	✓
23/56	PLANNING APPLICATIONS – T&MBC DECISIONS			
56.1	TM/21/01873/TNCA - Douces Manor St Leonards Street West Malling ME19 6UB Works to fell 4x trees within T1 Group of Sycamore and fell a Walnut tree and remove lower limbs of surrounding trees within T2 Group of trees			

	<p>Statutory period has expired – work can be undertaken</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
56.2	<p>TM/21/03107/TNCA - 52 Police Station Road West Malling ME19 6LL Reduce a mixed hedge (Holly, Elder etc) (T8)</p> <p>Statutory period has expired – work can be undertaken</p> <p>[West Malling Parish Council Planning Committee had not commented on this application]</p>			
56.3	<p>TM/22/00848/TNCA - 72 St Leonards Street West Malling ME19 6PB T1 Ash Re-pollard (previously pollarded, cyclical maintenance)</p> <p>Statutory period has expired – work can be undertaken</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
56.4	<p>TM/22/01589/LB & TM/22/01588/FL - 83 High Street West Malling ME19 6NA Listed Building Application: Demolition of existing small outbuilding, demolition of brick element of and alterations to existing ragstone wall, demolition of a curved garden wall, and the construction of two houses with associated hard landscaping, boundary wall extension, cycle stores, and fencing (Resubmission of 21/02710/FL)</p> <p>Refused</p> <p>[West Malling Parish Council Planning Committee had objected to this application].</p>			
56.5	<p>TM/22/01725/LB & TM/22/01707/FL - 18 - 20 Swan Street West Malling ME19 6LP Listed Building Application: Variation of condition 1 (Temporary use) pursuant to planning permission TM/21/00755/LB to extend the use for a further two years until 2024 (Retrospective application for temporary (9 months) timber frame covered area of outdoor seating)</p> <p>Granted - until 2nd December 2024</p> <p>[West Malling Parish Council Planning Committee had not objected to the application, but did comment that they would not wish to see this become a permanent structure]</p>			
56.6	<p>TM/22/02203/LRD - 26 High Street West Malling ME19 6QR Details of condition 2 (roof insulation/construction) submitted pursuant to Listed Building Consent ref: TM/20/01016/LB (Listed Building Application: Proposed internal alterations and loft conversion on the first and second floor)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
56.7	<p>TM/22/02153/FL - 37 Police Station Road West Malling ME19 6LG - Proposed demolition of the existing detached dwelling and forward siting detached double garage. Erection of a single storey (with roof accommodation) 3 bedroom detached dwelling, with detached double garage, private drive and garden areas.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
56.8	<p>TM/22/02217/FL - 48 Brickfields West Malling ME19 5AG - Two storey side and single storey rear extension and internal configuration.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			

56.9	<p>TM/22/02340/TNCA - 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)</p> <p>No objection</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>		
56.10	<p>TM/22/02263/TNCA - 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</p> <p>No objection</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>		
56.11	<p>TM/22/02404/LRD - 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)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>		
56.12	<p>TM/22/02397/FL - 43 Swan Street West Malling ME19 6HF Insertion of new windows at ground floor eastern and northern elevations</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application but had commented on the narrow and difficult access and lack of planning for the current building signage]</p>		
56.13	<p>TM/22/02383/LB - 43 Swan Street West Malling ME19 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.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application but had commented on the narrow and difficult access and lack of planning for the current building signage]</p>		
56.14	<p>TM/22/02432/TNCA - 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>No objection</p> <p>[West Malling Parish Council Planning Committee had objected to this application]</p>		
56.15	<p>TM/22/02264/TPOC - 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>Granted Consent</p>		

	[West Malling Parish Council Planning Committee had not objected to this application]			
56.16	<p>TM/22/02418/TPOC - Land Part Of Church Farm At Rear Of 87 To 89 Ewell Avenue West Malling Walnut tree - Remove branch overhanging garage. Standing in Area A1 of Tree Preservation Order</p> <p>Refusal</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
56.17	<p>TM/22/02530/RD - Development Site South Of 1 And 2 Orwell Spike West Malling Details of Condition 8 (contamination) (partial discharge) submitted pursuant to planning permission TM/20/02239/FL (Construction of 9 detached dwellings together with associated access, landscaping and drainage works)</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
56.18	<p>TM/22/02606/RD – 107 St Leonards Street West Malling ME19 6PE Details of conditions 2 (External materials), 3 (Joinery and rainwater goods) and 4 (photovoltaic panels) submitted pursuant to planning permission TM/22/01516/FL (Proposed single storey rear extension, internal alterations and external soft and hard landscaping).</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee did not consider this application as it had already been decided by TMBC]</p>			
56.19	<p>TM/22/02666/RD - Land East Of King Hill West Malling Details of condition 20 (final verification report) 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 had not commented on this application]</p>			
56.20	<p>TM/22/02620/TNCA - Tudor House 136 High Street West Malling ME19 6NE T1 Lime. Proposed is the re-pollarding and removal of epicormic growth which has caused the tree to be unsightly and straggly in appearance</p> <p>No objection.</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
56.21	<p>TM/22/02764/TNCA - 3 New Barns Oast 144 Lavenders Road West Malling ME19 6HR 5 x Poplars on rear boundary- re pollard to previous pruning points. 2 x Purple Leaf Plumb trees- tree closest to property, reduce by 50%- 2nd tree to be reduced by 30%.</p> <p>No objection.</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
56.22	<p>TM/22/02763/TNCA - 4 New Barns Oast 142 Lavenders Road West Malling ME19 6HR T 1- 2 x Alders on rear boundary- reduce crown by 30%. T 2- Flowering Cherry- reduce crown by 25%. T 3- Contorted Willow- pollard at 15ft. Q1 Boundary line running between properties 3 and 4. 3 x Silver Birches- reduce crowns by 30% mainly in height- remove lower lateral branch over shed. 3 x Conifers on boundary line 1st ,furthest away from property - remove leaving stump as low as possible- 2nd to be reduced to 8 ft if possible (if not remove)- 3rd to be reduced in height to 10 ft. 1 Norway maple and 1 Sycamore on boundary line- thin crowns by</p>			

	<p>25% to allow for dappled light to gardens and property</p> <p>No objection.</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
56.23	<p>TM/22/02609/FL - 12 Woodland Close West Malling ME19 6RR First floor extension on top of existing ground floor room, to create one further single bedroom</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
56.24	<p>TM/22/02449/LB & TM/22/02448/FL - 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>Granted</p> <p>[West Malling Parish Council Planning Committee had asked that the Conservation Officer consider this application]</p>			
22/57	<u>WITHDRAWN APPLICATIONS</u>			
	<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>Withdrawn</p>			
22/58	<u>PLANNING AND TREE APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSES SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			
58.1	<p>TM/22/02768/CR3 - Rare Breed Farm Malling Road Kings Hill West Malling Section 73 application to vary condition 10 of planning permission TM/21/02632 to update the landscape drawing to address biodiversity requirements (KCC reference: KCC/TM/0233/2022)</p> <p>West Malling Parish Council Planning Committee did not comment on this application.</p>			
58.2	<p>TM/22/02764/TNCA - 3 New Barns Oast 144 Lavenders Road West Malling ME19 6HR 5 x Poplars on rear boundary- re pollard to previous pruning points. 2 x Purple Leaf Plumb trees- tree closest to property, reduce by 50%- 2nd tree to be reduced by 30%</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>			
58.3	<p>TM/22/02763/TNCA - 4 New Barns Oast 142 Lavenders Road West Malling ME19 6HR T 1- 2 x Alders on rear boundary- reduce crown by 30%. T 2- Flowering Cherry- reduce crown by 25%. T 3- Contorted Willow- pollard at 15ft. Q1 Boundary line running between properties 3 and 4. 3 x Silver Birches- reduce crowns by 30% mainly in height- remove lower lateral branch over shed. 3 x Conifers on boundary line 1st ,furthest away from property - remove leaving stump as low as possible- 2nd to be reduced to 8 ft if possible (if not remove)- 3rd to be reduced in height to 10 ft. 1 Norway maple and 1 Sycamore on boundary line- thin crowns by 25% to allow for dappled light to gardens and property</p> <p>West Malling Parish Council Planning Committee commented as follows:</p>			

	<i>West Malling Parish Council Planning Committee has considered this application and does not object to the application.</i>			
58.4	<p>TM/22/02828/TNCA - Old Parsonage Court West Malling T7- Golden Ash- Fell to ground level. T12- Common Ash- Fell to ground level. T14-Apple-Fell to ground level. T33-Plum- Fell to ground level. G3-Remove self sewn Acacia saplings. All remaining listed trees- Remove deadwood with a diameter greater than 1inch</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>			
58.5	<p>TM/22/02827/TNCA - St Marys Church High Street West Malling Row of Lime trees. Reduce overhang by 4m property side (8m-4m) from property house numbers (5,6 and 7) Remove 1 limb over shed at no (2) remove 1 low branch at no: (4) 4m prune- cobra system at no:(9) No works at house number 1,3,8</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 supports this application..</i></p>			
58.6	<p>TM/22/02853/TNCA - Bridge House 31 Police Station Road West Malling T1 - Willow leaf pear - On front boundary. Reduce past previous reduction points being sure to maintain current shape removing no more than 1.2m cut back inside walls edge on front boundary over road</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>			
23/59	<u>BUILDING PLANNING APPLICATIONS</u>			
59.1	<p>TM/22/02861/RD - 26 High Street West Malling ME19 6QR Details of planning condition 03 (mechanical ventilation) submitted pursuant to planning permission TM/20/01015/FL (Proposed internal alterations and loft conversion on the first and second floor).</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24th January to discuss this application to discharge condition 3 and has decided that it does not object to the application.</i></p>			
59.2	<p>TM/22/02837/FL - Shepherds Cottage Offham Road West Malling ME19 6RG Demolition of an outbuilding and the erection of infill kitchen extension.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24th January to discuss this application and does not object to the application.</i></p>			
59.3	<p>TM/23/00050/FL - 4 Orwell Spike West Malling ME19 4PB Side extension to existing garage and studio above.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24th January to discuss this application and objects to the application for the following reasons:.</i></p> <ul style="list-style-type: none"> • <i>the additional footprint of the garage is inappropriate for the plot and its vicinity;</i> • <i>the unnecessary proximity to other houses;</i> • <i>the precedent that permitting infilling of this nature continues to set in Orwell Spike</i> 			

	<p><i>and at other locations in the parish;</i></p> <ul style="list-style-type: none"> <i>the concern that additional properties will exacerbate the drainage and surface run-off issues, particularly given the regular flooding which occurs on King Hill.</i> 			
59.4	<p>TM/23/00043/RD - Development Site South Of 1 And 2 Orwell Spike West Malling Details of condition 4 (Archaeology) submitted pursuant to planning permission TM/20/02239/FL (Construction of 9 detached dwellings together with associated access, landscaping and drainage works).</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 24th January to discuss this application to discharge condition 4 and has decided that it does not object to the application.</i></p>			
59.5	<p>TM/23/00013/TNCA - Land East Of Meadow Bank Mews Meadow Bank West Malling Conifers - to be reduce in height from 20m to approx 10m in continuation of reduction of Leylandii height as previously approved under 20/02610/TNCA. Adjacent to 9 Meadow bank and 34 Frog lane. Adjacent 34 Frog Lane and Banky Meadows in orchard of 34 Frog lane. Further removal of leaning, ill or fallen and thinning of trees in adjacent orchard. West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this application but finds it difficult to express a view due to the maps provided not being sufficiently clear plus being unable to physically view the site due to issues of access. The Committee would ask that the Landscape Officer visit the application site.</i></p>			
23/60	<u>CONSULTATIONS</u>			
60.1	<p>KCC Developer Contributions Guide – consultation was noted and WMPC response discussed. Mr Thompson to draft comments for circulation.</p> <p>Deadline 2nd February 2023 https://letstalk.kent.gov.uk/developer-contributions-guide</p>	DT	✓	
60.2	<p>Levelling up & Regeneration Bill – Reforms to national Planning Policy – consultation was noted and and initial draft response was discussed. To be considered further at Full Council and then final amendments made at the February planning committee. Mr Thompson to draft for consideration by Full Council.</p> <p>https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy Deadline 2nd March</p> <p>Clerk to note Full Council agenda</p>	DT Clerk	✓	
23/61	<u>APPEAL DECISIONS</u>			
61.1	<p>25 West Street – provision of a 2 storey side extension to 25 West Street and for the creation of two, 3 bedroom semi-detached dwellings within the excess garden land, including parking and external amenity space with landscaping. Appeal allowed.</p>			
61.2	<p>Land Opposite the Paddocks, Birling Road, Leybourne – appeal against an enforcement notice. Appeal allowed in part.</p>			
23/62	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations – enquiries have been made with T&MBC enforcement with regards to properties on both High Street and Swan Street. Clerk to request update.</p> <p>Potential investigations – none other than the above.</p>	Clerk	✓	
23/63	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			

23/64	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none		
23/65	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 22 nd February		
	Date of next WMPC Planning meeting – Tuesday 28 th February with ad hoc meetings to be held when necessary.		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.59 pm</p> <p>Signed.....</p> <p>Date.....</p>		