

# WEST MALLING PARISH COUNCIL

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 28<sup>TH</sup> FEBRUARY 2023, 7.30PM WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING

**Present:** Mr David Thompson (Chair)  
Mr Keith Mann  
Ms. Min Stacpoole

Minute		Action by	Action	Response
23/122	<b>APOLOGIES FOR ABSENCE</b> – Ms Margetts, Ms Medhurst Mrs Miles and Mrs Smyth.			
23/123	<b>DECLARATIONS OF INTEREST</b> - none			
23/124	<b>MINUTES</b> of the meeting held on 24 <sup>th</sup> January and 10 <sup>th</sup> February were approved and signed.			
23/125	<b>MATTERS ARISING</b> from the minutes not otherwise on the agenda.  <b>23/53 – Rotary House</b> – it was confirmed that T&MBC had not yet published a decision on this application. The Clerk advised members that the Conservation Officer had written a report on the impact of the plans on the Conservation Area, the report has only recently been uploaded to the planning portal.  Clerk to send the report to all members.	Clerk	√	
23/126	<b>TMBC LOCAL PLAN</b>  No update			
23/127	<b>NEIGHBOURHOOD PLAN</b>  It was agreed to convene a meeting of the sub-group to discuss preliminary issues that would not be impacted by the Local Plan  Consultants - the Clerk reported that Kevin Goodwin has retired from planning practice and it was suggested that Emma Keefe (ex TMBC officer) be approached now that she works in private practice.  Clerk to make contact with Ms Keefe	Clerk	√	
23/128	<b>PLANNING APPLICATIONS – T&amp;MBC DECISIONS</b>			
128.1	<b>TM/22/01554/RD - 2 - 4 High Street West Malling</b> Details of conditions 2 (external materials schedule), condition 3 (external lighting), condition 5 (external ground levels) condition 6			

	(contamination report ), condition 7 (drainage design), condition 8 (refuse locations), condition 11 (cycle storage), condition 13 (contamination report) submitted pursuant to planning permission TM/21/00821/FL (Demolition of existing office building and construction of 5 new dwellings).  Approved  [West Malling Parish Council Planning Committee had not objected to this application].			
128.2	<b>TM/22/02632/FL &amp; TM/22/02633/LB</b> - Milverton 116 High Street West Malling ME19 6LX Listed Building Application: Extension to existing building and minor external alterations (Revision to approved application TM/22/01259/LB).  Granted  [West Malling Parish Council Planning Committee had not objected to this application]			
128.3	<b>TM/22/02768/CR3</b> - 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).  Approved  [West Malling Parish Council Planning Committee had not commented on this application].			
128.4	<b>TM/22/02827/TNCA</b> - 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  No objection  [West Malling Parish Council Planning Committee had not objected to this application].			
128.5	<b>TM/22/02828/TNCA</b> - 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  No objection  [West Malling Parish Council Planning Committee had objected to this application as no reasons had been given as to why the works needed to be undertaken].			
128.6	<b>TM/22/02853/TNCA</b> - 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  No objection  [West Malling Parish Council Planning Committee had not objected to this application].			
128.7	<b>TM/23/00050/FL</b> - 4 Orwell Spike West Malling ME19 4PB Side extension to existing garage and studio above.  Granted  [West Malling Parish Council Planning Committee had objected to this application]			
128.8	<b>TM/23/00043/RD</b> - 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)			

	Approved [West Malling Parish Council Planning Committee had not commented on this application].			
<b>128.9</b>	<p><b>TM/23/00013/TNCA</b> - Land East Of Meadow Bank Mews Meadow Bank West Malling Conifers - to be reduced 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.</p> <p>No objection</p> <p>[West Malling Parish Council Planning Committee had not commented on this application as the tree warden was unable to view the site].</p>			
<b>23/129</b>	<b><u>PLANNING AND TREE APPLICATIONS CONSIDERED &amp; WHERE APPROPRIATE RESPONSE(S) SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u></b>			
	<p><b>TM/23/00081/FL</b> - The Copse 97A Offham Road West Malling ME19 6RD Loft conversion, single storey side and first floor rear extensions and new porch.</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 it does not object to the application the committee does have concerns about the proximity of the side extension to the boundary and the resulting impact of height and scale on neighbour's light.</i></p> <p><i>In addition, we would ask that officers consider whether the applicant would be able to undertake future maintenance without needing to access the neighbours' property to do so.</i></p>			
<b>23/130</b>	<b><u>BUILDING PLANNING APPLICATIONS</u></b>			
<b>130.1</b>	<p><b>TM/23/00247/LB &amp; TM/23/00246/FL</b> - Groundsmans Cottage 101 St Leonards Street West Malling ME19 6PE Listed Building Application: Proposed replacement garage and external alterations.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> February to discuss this application and has decided that it does not object to the application.</i></p>			
<b>130.2</b>	<p><b>TM/23/00053/FL</b> - 20 King Street West Malling Kent ME19 6QT To remove, clear debris and rebuild brick pier - 1m., rake out brickwork for bonding, old brickwork to new - 1m, take down and clean for re-use, salvaged brick or stone - dressed stonework - 4m2. To remove, set aside, re-fix external door. To gloss solid one side of standard external door, stops, frame and architrave and remove all waste.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> February to discuss this application and has decided that it does not object to the application.</i></p>			
<b>130.3</b>	<p><b>TM/23/00348/TNCA</b> - Residential Amenity Land At Old Parsonage Court West Malling T1 Austrian Pine- Reduce over-extended lateral branch by up to 2m to reduce end weight and remove deadwood with a diameter greater than 5cm.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee met on the 28<sup>th</sup> February to discuss this application and has decided that it does not object to the application.</i></p>			
<b>23/131</b>	<b><u>NATIONAL CONSULTATION</u></b>			

	<b>Levelling up &amp; Regeneration Bill – Reforms to national Planning Policy – WMPC</b> response was agreed  <a href="https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy">https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy</a>  Deadline 2nd March Clerk to submit	Clerk	✓	
<b>23/132</b>	<b><u>LOCAL CONSULTATION</u></b>			
	<b>Bradbourne</b> – the developer's public consultation, which can be found at <a href="#">The Bradbourne Community Project</a> , was noted. Deadline 9 <sup>th</sup> March.  It was agreed that members would seek to endorse the comments of East Malling & Larkfield Parish Council and that this recommendation be taken to Full Council.  Clerk to note Full Council agenda and to speak with East Malling & Larkfield Parish Council.	Clerk	✓	
<b>23/133</b>	<b><u>PLANNING ENFORCEMENT</u></b>			
	<b>Current investigations</b> – the Clerk updated members on a High Street enquiry. Clerk to ask for further clarification from TMBC.  <b>Potential investigations</b> – none other than the above.	Clerk	✓	
<b>23/134</b>	<b><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b> - none			
<b>23/135</b>	<b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b> - none			
<b>23/136</b>	<b><u>TMBC AREA 2 PLANNING COMMITTEE</u></b> – Wednesday 22 <sup>nd</sup> March			
	<b>Date of next WMPC Planning meeting</b> – Tuesday 28 <sup>th</sup> March 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 8.32 pm			
	Signed.....			
	Date.....			