

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 25TH APRIL WEST MALLING VILLAGE HALL, NORMAN ROAD WEST MALLING

Present: **Ms Sara Margetts**
 Mrs Lorna Miles
 Ms Min Stacpoole (Chair)

Minute		Action by	Action	Response
23/261	<u>APOLOGIES FOR ABSENCE</u> – Mr Mann, Mrs Smyth and Mr Thompson. In the absence of both Mr Thompson (Chair) and Mr Mann (Vice Chair) it was agreed that Ms Stacpoole chair this meeting.			
23/262	<u>DECLARATIONS OF INTEREST</u> - none			
23/263	<u>MINUTES</u> of the meeting held on 31 st March – the signing of these minutes was deferred until the next planning meeting as none of the councillors present were in attendance at the meeting held on 31 st March.			
23/264	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda - none			
23/265	<u>TMBC LOCAL PLAN</u>			
	No update			
23/266	<u>NEIGHBOURHOOD PLAN</u>			
	A date to be fixed via email for a meeting with Emma Keefe, planner, to discuss the WMPC Neighbourhood Plan moving forward.	Clerk / DT		
23/267	<u>PLANNING APPLICATIONS – T&MBC DECISIONS / WITHDRAWN APPLICATIONS</u>			
267.1	TM/22/00662/FL - 98 High Street West Mallong ME19 6NE Change of use of the upper floors to residential use for 3 apartments and single storey rear extension (Revision to TM/21/02062/FL) Granted [West Mallong Parish Council Planning Committee had not objected to this application].			
267.2	TM/23/00247/LB & TM/23/00246/FL - Groundsmans Cottage 101 St Leonards Street West Mallong ME19 6PE Listed Building Application: Proposed replacement garage and external			

	alterations. Withdrawn [West Malling Parish Council Planning Committee had not objected to this application]			
267.3	TM/23/00436/TDCMIN - 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) Granted [West Malling Parish Council Planning Committee had not objected to this application].			
267.4	TM/23/00363/TNCA - Malling House 51 Town Hill West Malling 1 x Robinia - Tree is forcing the adjacent boundary wall to lean over and crack. Neighbours are very concerned about the health and safety risk now posed by the wall, which now has a top to bottom crack and leaning over their driveway. The work suggested is to fell the tree to remove the health and safety concern of a 8-9 foot wall collapsing on a person or vehicle No objection [West Malling Parish Council Planning Committee had not objected to this application].			
267.5	TM/23/00541/TNCA - Groundsmans Cottage 101 St Leonards Street West Malling ME19 6PE Removal of one fir tree in rear corner of garden which overlooks and is falling onto neighbouring buildings and properties. No objection [West Malling Parish Council Planning Committee had not objected to this application].			
267.6	TM/23/00502/TNCA - Ragstones Offham Road West Malling ME19 6RE Remove overgrown Cupressus Leylandii. No objection [West Malling Parish Council Planning Committee had not objected to this application].			
267.7	TM/23/00561/TNCA - The Old Stable Building Old Parsonage Court West Malling ME19 6NZ Sycamore - Fell to 1.0m above the fence line. No objection [West Malling Parish Council Planning Committee had objected to this application and had requested that TMBC consider a TPO].			
267.8	TM/23/00540/TPOC - The Old Stable Building Old Parsonage Court West Malling ME19 6NZ Beech - Crown lift to give a 6.0m clearance above the garden and roadway and balance, in T3 of 01/00034/TPO. No objection [West Malling Parish Council Planning Committee had not objected to this application].			
267.9	TM/23/00608/RD - 25 West Street West Malling Kent ME19 6QX Details of condition 3 (Schedule of materials) pursuant to planning permission TM/21/02541/FL 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. The proposal includes parking and external amenity space with new landscaping. The site benefits from an existing planning approval TM/18/02072/FL. Approved			

	[West Malling Parish Council Planning Committee had not objected to this application].			
267.10	<p>TM/23/00629/RD - 2 - 4 High Street West Malling Details of condition 6 (phased programme of archaeological work) pursuant to planning permission TM/21/00821/FL (Demolition of existing office building and construction of 5 new dwellings).</p> <p>Approved</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
23/268	<u>BUILDING & TREE APPLICATIONS</u>			
268.1	<p>TM/23/00775/FL - 28 Police Station Road West Malling ME19 6LL Construction of single storey rear extension.</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> <p><i>The Committee does note that Police Station Road is a single lane road with difficult access and would ask that the contractors be mindful of residents and those visiting the road.</i></p>			
268.2	<p>TM/23/00733/TNCA - 115 St Leonards Street West Malling ME19 6PE Removal of one fir tree in garden which is dying and causing damage to listed barn located adjacent. Tree unstable in high winds. Removal to preserve listed barn.</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>			
268.3	<p>TM/23/00697/FL & TM/23/00698/LB - 36 - 38 High Street West Malling ME19 6QR Listed Building Application: Listed building Application: Change of use of rear section of building to residential use and minor internal and 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 does not object to the application.</i></p>			
268.4	<p>TM/23/00774/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>West Malling Parish Council Planning Committee has considered this application and objects to the application for the following reasons:</p> <p>The proposal constitutes overdevelopment of the sort that has been seen across Orwell Spike.</p> <p>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.</p>			
268.5	<p>TM/23/00773/FL - 89 Norman Road West Malling ME19 6RN Three storey side and two storey rear extension.</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>			
23/269	<u>PLANNING ENFORCEMENT</u>			

	<p>Current investigations – the Clerk updated members on a Swan Street enquiry.</p> <p>Potential investigations – concerns were raised regarding the now derelict property (fire damage) at the very end of Ryarsh Lane.</p> <p><i>Subsequent to the meeting it was noted that a new TMBC 'keep out' notice had been placed at the site which provided a contact number for Building Control Services at TMBC</i></p>			
23/270	FINANCE - accounts for payment in the sum of £1,504.11 were approved – see below.			
23/271	QUESTIONS FROM MEMBERS OF THE PUBLIC - none			
23/272	QUESTIONS FROM MEMBERS OF THE COMMITTEE - none			
23/273	TMBC AREA 2 PLANNING COMMITTEE – Wednesday 31 st May 2023			
	Date of next W MPC Planning meeting – tbc.			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.27pm</p> <p>Signed.....</p> <p>Date.....</p>			

West Malling Parish Council

<u>Accounts for Payment 25th April 2023</u>						cheques to be drawn	
Safeplay PS Ltd (cheque 2567)					425.00	£	510.00
(invoice 23579 inspection of zipwire at play area)				VAT	85.00		
Malling Memorial Institute (cheque 2568)						£	60.00
(invoice 10/23 room hire for 17 & 20 April + invoice 13/23 room hire for 31st March)							
Kent County Council (Laser) (single cheque 2569)					16.82	£	17.66
(Electricity supply period March 23 at 5% VAT)				VAT	0.84		
Kent County Council (Laser)					666.71	£	800.05
(Electricity supply period March 23 at 20% VAT)				VAT	133.34		
Rural Services Partnership Ltd (cheque 2570)					97.00	£	116.40
(invoice RMTG/23/24/139 subscription for 23/24)				VAT	19.40		
				TOTAL			1,504.11