

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 22ND MAY, 7.30PM THE CLOUT, 9 HIGH STREET, WEST MALLING

Present: Mr Mann
Ms Stacpoole
Mr Thompson (Chair)

Also present: Kings Hill Parish Councillor Sarah Barker (until 7.55pm)

Minute		Action by	Action	Response
23/300	<p><u>WELCOME AND INTRODUCTION</u> – Mr Thompson welcomed members of the committee and Cllr. Barker to the meeting. Mrs Barker is now the chair of the Kings Hill Planning Committee.</p> <p>On behalf of the committee, Mr Thompson expressed his sadness on hearing of the death of Mike North; Mr North was a co-opted member of the planning committee and advised the committee on West Malling heritage / archaeological matters. Mr North had played an important role in the work of the committee over a number of years and his wealth of knowledge had been invaluable to the committee.</p> <p>Clerk to update members with the funeral details once known.</p>			
23/301	<p><u>APOLOGIES FOR ABSENCE</u> – Mrs Bridgeland, Ms Jones, Ms Margetts, Mrs Miles, Mrs Smyth.</p>			
23/302	<p><u>ELECTION OF CHAIR</u></p> <p>Ms Stacpoole proposed that Mr Thompson serve as Chair, seconded by Mr Mann. There being no other nominations, Mr Thompson was duly elected.</p>			
23/303	<p><u>ELECTION OF VICE CHAIR</u></p> <p>Ms Stacpoole proposed that Mr Mann serve as Vice Chair, seconded by Mr Thompson. There being no other nominations, Mr Mann was duly elected.</p>			
23/304	<p><u>DECLARATIONS OF INTEREST</u> - none</p>			
23/305	<p><u>MINUTES</u> of the meeting held on 31st March and 25th April were approved and signed.</p>			

23/306	<u>MATTERS ARISING</u>			
	23/195 – Kentfield Estate licensing application – the delay in the issuing of the decision notice (refusal) was noted, the hearing having taken place on 12 th April and the notice being issued on 18 th May. A 21 day appeal period commenced from the issuing of the appeal notice.			
23/307	<u>TMBC LOCAL PLAN</u>			
	No update.			
	It was noted that the new TMBC Cabinet member for Planning is Cllr. Mike Taylor. It was agreed that WMPC write to Cllr Taylor to congratulate him on his new post, to highlight the importance of planning to West Malling and to request that he meet with the planning committee to discuss the principle issues.			
	Clerk to draft letter.	Clerk	√	
23/308	<u>NEIGHBOURHOOD PLAN</u>			
	The Clerk advised members that she had been in contact with Emma Keefe (planning consultant) regarding a potential meeting with members to discuss how Ms Keefe could assist the Council with their Neighbourhood Plan.			
	It was agreed that Mr Thompson, Mr Mann and Mrs Miles meet to put a brief together for Ms Keefe before a meeting date is set.			
	Cllr. Barker left the meeting at 7.55			
23/309	<u>PLANNING APPLICATIONS – T&MBC DECISIONS / WITHDRAWN APPLICATIONS</u>			
309.1	<p>TM/23/00620/TPOC - Land At Douces Manor St Leonards Street West Malling Proposed tree and shrub work: T1- (applicant ref) Walnut, major cavity and decay in trunk, kretschmaria fungus at base - Dismantle to near ground level. T2- (applicant ref) Horse Chestnut, adjacent tree failed, this Tree now heavily lopsided - Crown reduce whole crown by approximately 2-3m to reduce leverage and rebalance. T3- (applicant ref) Leaning Cherry, partially uprooted and leaning on Yews adjacent - Dismantle to near ground level. T4- (applicant ref) Ash and Sycamore Saplings x4, suppressed by T2, leaning and no future potential - Fell to near ground level. T10 - (applicant ref) Horse Chestnut, twin stem tree, one stem leaning towards adjacent property. Bleeding at base of stem - Reduce leaning stem by approximately 2-3m to reduce leverage and wind sail. T11- (applicant ref) Beech, low branches over road, two low dead branches over lawn - Crown lift by approximately 1-2m over road. Remove x2 dead branches. T12 - (applicant ref) Ash, Low branches over road. - Crown lift by approximately 1-2m over road. T13 - (applicant ref) Goat Willow, major limb recently failed at branch union - Crown reduce whole crown by approximately 2m to reduce leverage on rest of tree. T25- (applicant ref) Holm Oak, Ganoderma fungal brackets on NE + SW sides near base. Sparse crown suggesting damage from fungus - Pollard at main fork at 8ft for safety. Tree may resprout as pollard or could be removed in later years if continues to decline. T26 - (applicant ref) Whitebeam, fungal brackets up main trunk and trunk dead from 8 feet up. Diamond Jubilee commemorative tree - Fell to near ground level All standing within group A1 of TPO.</p> <p>Granted (TPO & TNCA work separated)</p> <p>[West Malling Parish Council Planning Committee did not comment on this application due to the complexity and number of trees within the application].</p>			
309.2	<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>No objection</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			

309.3	<p>TM/23/00652/FL - 57 Ewell Avenue West Malling ME19 6NW Demolition of existing rear conservatory and bay window, single storey side extension, front porch, construction of single storey rear extension, two storey side extension and part single, part two storey front extension.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application].</p>			
23/310	<u>BUILDING & TREE APPLICATIONS</u>			
310.1	<p>TM/23/00904/RD - Land East Of King Hill West Malling Details of condition 07 (pedestrian/cycle path) and condition 25 (SUDS Verification Report) submitted pursuant to planning permission ref: 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>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this application for approval of details reserved by condition (conditions 7 and 25) and has decided that it does not object to the application.</i></p> <p><i>However, the committee would like to re-iterate the Council's concerns regarding the speed of the road, the proximity to the Teston Road / Windmill Lane East / St Leonards Street junction and reduced sight lines on entering King Hill heading North.</i></p>			
310.2	<p>TM/23/00876/FL - 59 Offham Road West Malling New porch to the side entrance, open on one side, and proposal to extend the existing driveway in width.</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>			
310.3	<p>TM/23/00867/TNCA - West Malling C of E Primary School Norman Road West Malling ME19 6RL Tree and shrub work. Applicants ref, T2 Purple Leaf Plum, 1 stem has pushed fence panel out - Cut marked stem back to boundary. T5 Goat Willow, branches hitting adjacent building and roof - Prune to clear building by approximately 1m. T6 Holly, branches hitting adjacent building and roof - Prune to clear building by approximately 1m. T9 Ash, heavily leaning and poor form - Dismantle to near ground level. T13 Norway Maple, major crown dieback tree declining - Dismantle to leave approximately 2m trunk to regenerate or provide habitat. T14 Goat Willow, hitting portacabin roof and snapped hanging branch - Prune to clear roof by approximately 1-2m and remove branch. T27 Horse Chestnut, branches hitting phone wires - Crown lift to give approximately 1m around phone wires. T28 Sweet Chestnut, branches hitting phone wires and deadwood in crown - Remove major deadwood and crown lift to give approximately 1m around phone wires.</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>			
310.4	<p>TM/23/00382/LRD - Milverton 116 High Street West Malling ME19 6LX Details of conditions 3 (materials) and 4 (joinery) submitted pursuant to Listed Building consent TM/22/02633/LB (Listed Building Application: Extension to existing building and minor external alterations (Revision to approved application TM/22/01259/LB)).</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this application for approval of details reserved by condition (conditions 3 and 4) and has decided that it does not object to</i></p>			

	<i>the application.</i>			
310.5	<p>TM/23/00923/RD - Development Site South Of 1 And 2 Orwell Spike West Malling Details of Condition 6 (Contamination land assessment) submitted pursuant to planning application 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 has considered this application for approval of details reserved by condition (condition 6) and has decided that it does not object to the application.</i></p>			
310.6	<p>TM/23/00964/LB - Church House 137 High Street West Malling ME19 6ND Listed Building Application: repairs/refurbish/upgrade the second floor windows.</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 this application.</i></p>			
23/311	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations – the Clerk updated members on a Swan Street enquiry and advised that an amended TPO had been issued for 43 Swan Street.</p> <p>It was agreed to request that a member of the enforcement team meet with councillors to discuss West Malling enforcement issues.</p> <p>Potential investigations – concerns were raised again regarding the now derelict property (fire damage) at the very end of Ryarsh Lane. The door to the temporary hoarding is now open and needs securing.</p> <p>Clerk to contact Building Control Services at TMBC.</p>	Clerk	√	√
		Clerk	√	√
23/312	NALC – Planning call for evidence – it was agreed that WMPC Planning Committee would not provide evidence.			
23/313	<p>KCC Developer Contributions Guide – to note that the consultation report summarising the results has now been released and can be viewed at:</p> <p>https://letstalk.kent.gov.uk/developer-contributions-guide</p> <p>The final Guide and consultation report was presented to the Growth, Economic Development and Communities Cabinet Committee(External link) on 16 May 2023. It will then be presented to Cabinet on 29th June.</p> <p>It was agreed that the final document be reviewed in committee.</p>			
23/314	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
23/315	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
23/316	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 31 st May 2023 - cancelled			
	Date of next WMPC Planning meeting – 27 th June with ad hoc meetings as required.			
	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.25pm			

	<div>Signed.....</div> <div>Date.....</div>			
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