

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
 PLANNING COMMITTEE
 HELD ON MONDAY 12TH JUNE 12 NOON
 THE CLOUT, 9 HIGH STREET WEST MALLING

Present: Mrs. Camilla Bridgeland
 Mrs Trudy Dean (until 12.40)
 Mr. David Thompson (Chair)
 Mr. Keith Mann
 Ms. Sara Margetts
 Ms. Min Stacpoole

Also Present: West Malling resident (until 12.15)

Minute		Action by	Action	Response
23/338	<u>APOLOGIES FOR ABSENCE</u> were received from, Ms Izzy Jones, Mrs Lorna Miles & Mrs Yvonne Smyth			
23/339	<u>DECLARATIONS OF INTEREST</u> - none			
	It was agreed to take the agenda items out of order.			
23/340	<u>BUILDING APPLICATION</u>			
	<p>TM/23/00844/FL - Rathshan 21 Windmill Lane East West Malling ME19 6HS Erection of a three bedroom modular house with associated landscaping and parking on land adjacent 21 Windmill Lane East.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p>West Malling Parish Council Planning Committee has discussed this application and objects for the following reasons:</p> <ul style="list-style-type: none"> • that the materials proposed for its construction are inappropriate. Using shipping containers is both unlikely to form high-quality housing and will have a significant, negative impact on the visual amenity of neighbours and users of nearby Manor Park and the Quiet Lane, Lavenders Road • that access to the development will have a negative impact on Lavenders Road, the sole point of access and a designated Quiet Lane. • that the proposed dwelling is situated very close to the A228, with future residents being negatively affected by traffic noise and pollution • that the site may have significant heritage value, with remains of Roman burial and cremation remains being found there. 			

23/341	<p>Mrs Dean updated members on both the application for the extension and re-ordering of St Marys Church and the planning application for Rotary House which is currently being considered by TMBC.</p> <p>Subsequent to the meeting, an extraordinary meeting of Council was called for Monday 19th June. This meeting will concentrate on Rotary House.</p>		
	Mrs Dean left the meeting at 12.40		
23/342	BUILDING PLANNING APPLICATIONS		
342.1	<p>TM/23/01065/TNCA - More Park R C Primary School Lucks Hill West Malling ME19 6HN NL6 Sycamore Reduce 3 no limbs by approx 4 metres, which are growing low over playing field. NL7 Sycamore Reduce 4 no limbs by approx 3 metres which are growing low over playing field adjacent to play equipment. 000965 Oak Reduce branches on the SE side of the tree which are overhanging school building by 2 metres, also raise the canopy by 4 metres which is growing low over school boundary hedge. 2789 Sycamore Remove lower limb which is overhanging road, and interfering with the BT line.</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>		
342.2	<p>TM/23/01010/RD - Development Site South of 1 And 2 Orwell Spike West Malling Kent Details of condition 3 (Construction Method Statement) 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 has considered this application for approval of details reserved by condition (condition 3) and has decided that it does not object to the application.</i></p>		
342.3	<p>TM/23/01006/FL - The Scared Crow 79 Offham Road West Malling ME19 6RB Change of use of existing pub to form 2 x 3 bed dwellings including erection of a first floor South West rear extension, two storey South East rear extension and associated alterations</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p>West Malling Parish Council has discussed this planning application and has decided that it objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • <i>this proposal would remove a well-loved pub from West Malling, designated an Asset of Community Value (ACV) in 2021 and supported by an overwhelming majority of local residents in a local survey</i> • <i>the proposal would cause significant harm to the heritage value of the site, removing a pub that has operated on the site constantly since the 19th Century and used by farm workers in the then adjacent field.</i> • <i>the proposed changes would mean a loss of privacy for both incoming new residents of the proposed dwellings and those currently living in adjacent dwellings.</i> • <i>the changes would mean the loss of historic internal features.</i> • <i>it will result in poor quality accommodation. The structure of the pub was designed to commercial specifications, with thin, single brick walls, single glazing and other features that make it much more suited to its current purpose than any future housing.</i> • <i>the proposal will result in a loss of local employment, in particular a number of longstanding, reliable jobs filled by local residents.</i> • <i>it will have a negative effect on the character and appearance of this part of West Malling, removing the link between the historic neighbourhood around Churchfields and the pub on the small green which surrounds it.</i> • <i>the statement of viability is called into question by the success of other local licensed premises and eateries and the success of West Malling as a destination for hospitality.</i> 		

<p>342.4</p>	<p>TM/23/01000/FL - The Copse 97A Offham Road West Malling ME19 6RD Proposed single storey side extension, new porch and loft conversion.</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 would wish to express its concern regarding the proposed building works.</i></p> <p><i>The committee is of the opinion that the plans represent an over-development of the site due to the size and scale of the proposed works. The committee is also concerned about the impact on neighbours who will suffer a loss of privacy.</i></p>		
<p>23/343</p>	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none</p>		
<p>23/344</p>	<p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></p> <p>Ms Margetts reported that she understands that there are proposals to expand car parking spaces by 20cm.</p> <p>Mrs Bridgeland reported that the library might be considering making use of their garden space as an additional area for library related activities. There was a general discussion regarding the need for volunteers to assist with clearing the space should the library decide to proceed with the scheme.</p>		
	<p>Date of next WMPC Planning meeting – Tuesday 27th June at West Malling Village Hall</p>		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 1.10pm</p> <p>Signed.....</p> <p>Date.....</p>		