

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 27TH JUNE, 7.30PM WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mrs Bridgeland
Mr Mann
Ms Margetts
Mrs Smyth
Ms Stacpoole
Mr Thompson (Chair)

Also present: Representatives of St Mary's Church, Rev'd Green, Mrs Innes and Mr Vousden (left 8.52)
Two residents (left 9.07)

Minute		Action by	Action	Response
23/382	<u>WELCOME AND INTRODUCTION</u> – Mr Thompson welcomed members of the public and representatives of St Mary's Church to the meeting. It was agreed that the planning applications would be considered out of agenda order.			
23/383	<u>APOLOGIES FOR ABSENCE</u> – Mrs Miles.			
23/384	<u>DECLARATIONS OF INTEREST</u> - Mrs Smyth, as a member of the PCC, declared a non-pecuniary interest in the St Mary's Church application. Mrs Smith remained in the room whilst this application was considered, but took no part in the Council's deliberations and decision.			
23/385	<u>MINUTES</u> of the meetings held on 22 nd May and 12 th June were approved and signed.			
23/386	<u>MATTERS ARISING</u> - none			
23/387	<u>TMBC LOCAL PLAN</u> - no update			
23/388	<u>NEIGHBOURHOOD PLAN</u> - no update			
23/389	<u>PLANNING APPLICATIONS – T&MBC / KCC DECISIONS / WITHDRAWN APPLICATIONS</u>			
389.1	TM/23/00412/RD - 48 Brickfields West Malling ME19 5AG Details of condition 4 (Archaeological watching brief) submitted pursuant to planning application 22/02217/FL (Two storey side and single storey rear extension and internal configuration)			

	Approved [West Malling Parish Council Planning Committee had not objected to this application]			
389.2	TM/23/00775/FL - 28 Police Station Road West Malling ME19 6LL Construction of single storey rear extension Granted [West Malling Parish Council Planning Committee had not objected to this application]			
389.3	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 Refused [West Malling Parish Council Planning Committee had objected to this application].			
389.4	TM/23/00773/FL - 89 Norman Road West Malling ME19 6RN Three storey side and two storey rear extension. Granted [West Malling Parish Council Planning Committee had not objected to this application].			
389.5	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. Granted [West Malling Parish Council Planning Committee had not objected to this application].			
389.6	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. No objection [West Malling Parish Council Planning Committee had not objected to this application].			
389.7	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). Approved [West Malling Parish Council Planning Committee had not objected to this application].			
389.8	TM/23/00964/LB - Church House 137 High Street West Malling ME19 6ND Listed Building Application: repairs/refurbish/upgrade the second floor windows Granted [West Malling Parish Council Planning Committee had not objected to this application].			

389.9	<p>TM/23/01065/TNCA - More Park R C Primary School Lucks Hill West Mallong 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>No objection</p> <p>[West Mallong Parish Council Planning Committee had not objected to this application].</p>		
389.10	<p>TM/23/00923/RD - Development Site South Of 1 And 2 Orwell Spike West Mallong 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>Approved</p> <p>[West Mallong Parish Council Planning Committee had not objected to this application].</p>		
389.11	<p>KCC Application</p> <p>KCC/TM/0040/2023 - In vessel Composting Facility, Blaise Farm Quarry, Kings Hill, West Mallong ME19 4PN. Construction of new storage bays and workshop building (part retrospective).</p> <p>Granted</p> <p>[West Mallong Parish Council Planning Committee had not objected to this application].</p>		
23/390	<p><u>BUILDING & TREE APPLICATIONS</u></p>		
390.1	<p>TM/23/01224/RD - Land West Of Station Road North West Mallong Details of condition 3 (Surface water drainage), Condition 4 (Archeological field evaluation), Condition 6 (Construction management plan) and Condition 9 (Landscape design) submitted pursuant to planning permission TM/21/00598/FL (Erection of a care home (within use Class C2) including parking, access, landscaping and other associated works).</p> <p>West Mallong Parish Council Planning Committee commented as follows:</p> <p><i>West Mallong Parish Council Planning Committee has considered this application for approval of details reserved by condition (conditions 3, 4, 6 & 9) and has decided that it does not object to the application.</i></p>		
390.2	<p>TM/23/01192/FL - St Mary's Church High Street West Mallong Proposed new extension and internal re-ordering of the existing Church.</p> <p>Representatives from St Mary's Church outlined the proposals to members. It is the intention that the Church will be adapted to provide a warm, flexible space which alongside day to day Church activities can be used to accommodate small clubs, children's activities and conference facilities (for primarily ecclesiastical events).</p> <p>It was noted that the PCC has a meeting with the Diocesan Advisory Committee (DAC) on 27th July at which the DAC will consider the internal re-ordering. If the DAC agree the plans they will be submitted to the Diocesan Chancellor who will consider the proposals – there will be a 28 day consultation period. It was noted that the Parish Council would be consulted on the proposals and it was agreed that the Council would work with the PCC to advise residents of the consultation.</p> <p>General discussion regarding removal of pews and replacement with stackable chairs, the need to move some graves to accommodate the extension, the removal of trees, removal of flooring to be replaced with stone flooring, acoustic changes, under-floor heating, security</p>		

	<p>concerns regarding glass doors, solar panels, parking and timing of any events held in the new space.</p> <p>It was agreed that the acoustic report would be provided to the Council.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <ul style="list-style-type: none"> <i>Efforts should be made to safeguard the acoustic value of St Mary's, in particular to support its continuing role as a place of worship, but also the aims of the PCC to use the space for other functions and events. While it is understood that removal of the pews and replacement of the wooden block floor with a stone floor will have an impact, the DAC should assure itself that the overall scheme will not have an adverse impact on its use for services, concerts and other events.</i> <i>The current proposals recommend the removal of a Yew Tree, something which the PCC have confirmed is not needed for the development to take place. Given the association of Yew trees with churchyards, their slow-growing nature and the length of time this specific tree has been in place, consideration should be given to maintaining the yew tree in its current position. The Committee has agreed to request that TMBC give consideration to a TPO to protect this tree moving forward.</i> <i>The proposal to replace the wooden west doors with glass is likely to have a dramatic impact on the external aesthetics of the building and cause significant damage to its heritage value, in particular for those approaching from the west via Churchfields. WMPC supports efforts to return the west door to service, but would suggest that replacing the wooden door with a door of similar construction would be more in-keeping with this historic building in the heart of the West Malling Conservative Area.</i> <i>Use of the church for large meetings during the day is likely to place additional pressure on the limited parking in West Malling. In particular, surrounding residential roads on Churchfields and Offham Road are likely to be affected, along with the limited parking available on the High Street and in the car park to its east. While WMPC does not wish to propose the creation of parking spaces in the churchyard beyond those which are already made available for older and vulnerable people, the PCC should put in place a parking plan to mitigate the negative impacts of significant additional parking requirements as part of their proposals.</i> 			
390.3	<p>TM/23/01185/FL – Development Site South Of 1 And 2 Orwell Spike West Malling Section 73 application to vary condition 2 (Plans list) and 22 (Boundary and acoustic fences) of 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 Section 73 application to vary conditions 2 and 22. The Committee does not object to the variation, but does note the discrepancy in the acoustic fence heights as highlighted by Peter Thomason. The committee would ask that this be corrected.</i></p>			
390.4	<p>TM/23/01182/RD - 98 High Street West Malling ME19 6NE Details of condition 3 (External materials) submitted pursuant to planning permission TM/22/00662/FL (Change of use of upper floors to residential use for 3 apartments and single storey rear extension (Revision to TM/21/02062/FL).</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 would ask that further consideration be given to the choice of paint colour.</i></p> <p><i>The front elevation wall is to be painted in Off-Black which is a significant change to this property which sits within the Conservation Area. It is the opinion of the committee that this is not in keeping with the surrounding properties and would ask that the choice of paint colour be reviewed.</i></p>			
390.5	<p>TM/23/01167/RD - Development Site South Of 1 And 2 Orwell Spike West Malling Details of condition 14 (External materials) submitted pursuant to planning permission TM/20/02239/FL</p>			

	<p>(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 14, external materials) and objects on the basis that the materials proposed for this development are not in-keeping with the vernacular architectural styles and are of limited aesthetic value.</i></p>			
390.6	<p>TM/23/01147/FL - 277 London Road West Malling ME19 5AE Proposed rear conservatory</p> <p>West Malling Parish Council Planning Committee commented as follows:</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>			
390.7	<p>TM/23/01137/LB - 104 High Street West Malling ME19 6NE Listed Building Application: Installation of stairlift to staircase.</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>			
390.8	<p>TM/23/00994/LB & TM/23/00993/FL - 17 High Street West Malling ME19 6QH Listed Building Application: Demolition of existing rear extension, erection of a replacement single storey rear extension, new roof light windows to roof and associated alterations to existing house, plus roof extension and associated works to annex and garage.</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 regarding how this large-scale project will be managed.</i></p> <p><i>Due to the location of the build and the lack of access and parking, the committee would ask that there be a detailed management / access plan put in place. The committee would ask that the plan include detail on where the construction team intend to park, a limit on the size of vehicles used during the build, that timings / dates of the delivery of materials etc be specified and that a project manager is in situ at the site throughout the build to oversee both the work and movement of vehicles. The committee would ask that these be made conditions to ensure the smooth running of the project and to reduce the impact on neighbours.</i></p>			
390.9	<p>TM/23/01247/TDCMIN - Land Rear Of 119 And 121 Teston Road West Malling S73 Application to amend approved extant planning permission TM/23/00436/TDCMIN for Technical details consent (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).</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 objects on the same grounds as the 2020 application – see below. In addition, the committee notes that the variation would increase the finished floor size of Plot 1.</i></p> <ul style="list-style-type: none"> <i>the size and scale of the proposed dwellings is inappropriate for both the plot and its vicinity;</i> <i>the unnecessary proximity to other houses</i> <i>the precedent that permitting infilling of this nature could set in the future;</i> <i>there is concern about the safety of the access point which is in close proximity to a junction,</i> <i>the concern that additional properties will exacerbate the drainage and surface run-off</i> 			

	<p>issues, particularly given the regular flooding which occurs on King Hill.</p> <ul style="list-style-type: none"> the fact that the plot itself is surrounded by land proposed as part of the Green Belt extension contained in the Local Plan. 			
390.10	<p>TM/23/01264/RD - Development Site South Of 1 And 2 Orwell Spike West Malling Details of Condition 20 (Arboricultural 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 20) and has decided that it does not object to the application.</i></p>			
23/391	LAND REAR OF 239 TO 259 LONDON ROAD WEST MALLING			
	<p>Following a recommendation from the Highways Committee, members agreed to submit additional comments regarding traffic calming measures (original comments submitted on 21st December 2022). It was agreed that the following additional comments be submitted.</p> <p><i>West Malling Parish Council Planning Committee previously submitted comments on this application in December 2022, during the 21 day consultation period. However, WMPC Highways Committee has raised further points on access and transportation and the Planning Committee would therefore wish to submit further comments.</i></p> <p><i>Approval of these proposals is likely to dramatically increase the volume of traffic accessing West Malling town centre via Town Hill. This stretch of road is currently a 20mph zone and yet, according to Speedwatch data, is frequently the site of speeding. WMPC would suggest that, should these proposals be progressed, provisions should be made for the installation of traffic calming measures on Town Hill to mitigate against the increased traffic and make steps towards solving the problems related to excess speed.</i></p>			
23/392	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations – the Clerk updated members on enforcement action regarding properties in West Street and the High Street.</p> <p>Letter to be sent to enforcement regarding High Street property.</p> <p>Potential investigations – none</p>	DT/Clerk		
23/393	<u>APPEALS</u>			
393.1	<p>TM/21/02221/TPOC – Douces Manor St Leonards Street ME19 6UB – it was noted that an appeal has been lodged. It was agreed that WMPC would submit additional comments, supporting the views of the TMBC Landscape Officer.</p>			
393.2	<p>TM/21/02711/LB, & TM/21/02710/FL - 83 High Street West Malling ME19 6NA Listed Building Application: The development proposed is 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.</p> <p>Appeal allowed and costs against TMBC</p>			
23/394	<p>Draft Kent Minerals and Waste Local Plan 2024-39 and Draft Kent Mineral Sites Plan, Regulation 18 Public Consultation June 2023 – Consultation papers received.</p> <p>It was agreed to liaise with Ryarsh PC regarding any potential response.</p>			
23/395	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			

