

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 25TH JULY 7.30PM WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING

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

Minute		Action by	Action	Response
23/440	APOLOGIES FOR ABSENCE – none.			
23/441	DECLARATIONS OF INTEREST - none			
23/442	MINUTES of the meetings held on 27 th June and 21 st July were approved and signed.			
23/443	MATTERS ARISING 23/390.2 – St Mary's Church, proposed new extension and internal re-ordering. The Clerk confirmed that she had not yet received a copy of the 2019 acoustic report or the updated version. Clerk to request reports. 23/394 – Draft Minerals & Waste Local Plan – the Clerk confirmed that she had spoken with Ryarsh Parish Council and that they would not be responding to the consultation. WMPC will not be responding to the consultation.	Clerk	√	√
23/444	TMBC LOCAL PLAN			
444.1	Update The TMBC email which updated councils on the Reg 18 consultation responses was noted. Link to Housing and Planning Scrutiny Select Committee below: Agenda item - Regulation 18 Consultation (tmbc.gov.uk) Link to revised timetable below: Local plan key stages – Tonbridge and Malling Borough Council (tmbc.gov.uk) It was noted that the joint parish Green Belt campaign had now exceeded 3000 signatures.			

444.2	<u>Meeting with Cabinet Member for Planning</u>			
	It was agreed to invite Borough Councillor Mike Taylor to the September planning meeting.	Clerk	✓	
23/445	<u>NEIGHBOURHOOD PLAN</u>			
	The Locality email concentrating on funding had been received by members. The Department for levelling Up, Housing and Communities has confirmed that funding has been made available for the full continuation of the Neighbourhood Planning Support Programme, run by Locality on behalf of DLUHC for a further year, 2023-2024. Grants would need to be spent by March 2024.			
	On discussing the way forward, it was agreed that Ms Stacpoole would attend future Neighbourhood Plan Committee meetings on behalf of the Climate Change & Biodiversity Action Group.			
23/446	<u>PLANNING APPLICATIONS – T&MBC / KCC DECISIONS / WITHDRAWN APPLICATIONS</u>			
446.1	TM/22/01714/FL - Rotary House Norman Road West Malling ME19 6RL Demolition of existing building and replacement of 4 no. 4 bedroom semi-detached dwellings with associated parking and landscaping. Refused [West Malling Parish Council Planning Committee had objected to this application]			
446.2	TM/23/01000/FL – The Copse 97A Offham Road West Malling ME19 6RD Proposed single storey side extension, new porch and loft conversion. Withdrawn [West Malling Parish Council Planning Committee had objected to this application]			
446.3	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. Refused [West Malling Parish Council Planning Committee had objected to this application].			
446.4	TM/23/01137/LB - 104 High Street West Malling ME19 6NE Listed Building Application: Installation of stairlift to staircase. Granted [West Malling Parish Council Planning Committee had not objected to this application].			
23/447	<u>PLANNING AND TREE APPLICATIONS CONSIDERED & WHERE APPROPRIATE RESPONSE(S) SUBMITTED USING DELEGATED POWERS – SEC 101 (1) LOCAL GOVT ACT 1972</u>			
447.1	TM/23/01302/FL - The Birches 122 Teston Road West Malling ME19 6PQ Conversion of integral garage to form a study and store room West Malling Parish Council Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee has discussed this application and has decided that it does not object to the application.</i>			
23/448	<u>BUILDING & TREE APPLICATIONS</u>			

448.1	<p>TM/23/01409/FL - Cornerlea 35 Police Station Road West Malling ME19 6LL Resubmission of expired approval TM/18/02772/FL for demolition of existing pre-fab garage and erection of detached double garage, landscaping to front aspect and improvement of vehicular 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 and does not object to the application.</i></p> <p><i>Due to the location of the site, the Committee would ask that a works management plan be drafted to control working hours etc so as to minimise disruption to neighbours.</i></p>		
448.2	<p>TM/23/01341/FL - Land Adjoining The Bungalow 139 Offham Road West Malling ME19 6RE Relocation of existing garden field access.</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 objects to this application for the following reasons:</i></p> <ul style="list-style-type: none"> <i>the proposed relocation of the access is highly dangerous, nearby a portion of the road designated for the national speed limit and just before an already dangerous bend, where poor sight lines and parked cars already cause problems. The Committee is of the opinion that safe visibility cannot be achieved on this busy and fast stretch of road.</i> <i>the Committee is unclear as to why the applicant is seeking to relocate the access, but if granted this action will scar the landscape and the Green Belt with an impact on wildlife.</i> <i>the application proposes the removal of trees, which have not only been in place for a number of decades but which also serve to provide a green, rural approach from the south west of the town. The Council tree warden was unable to identify 'existing dead / dying trees' and the committee would ask that consideration be given to the imposition of a group TPO in this area which will protect these trees moving forward, a request has been made to the TMBC Landscape Officer.</i> 		
448.3	<p>TM/23/01273/FL - Land Adjoining The Crest King Hill West Malling Creation of a temporary construction compound (use to cease on 30 April 2024)</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 for the following reasons:</i></p> <ul style="list-style-type: none"> <i>this is a retrospective application for a site which is in the Green Belt.</i> <i>as the site is already being used as a temporary construction pound, during this period members of the committee have noticed that vehicle manoeuvres, from one side of the road to the other, are causing a danger to other road users. It is apparent that should this application be granted that there should be some form of traffic control at the site.</i> <i>if the application is granted, the committee would ask that the site be restored back to its former state when the permission ceases in April 2024.</i> 		
448.4	<p>TM/23/01487/OB106V - Land East of King Hill West Malling Kent Variation of Section 106 Agreement to (Add enforceability Clause to include RP and their mortgagee in terms of non-affordable housing Obligations and add those who have carried out the preserved right to buy in the exclusion provision) in relation to housing granted under permission 20/00171/RM pursuant to condition 1 (Details of Layout, Scale and appearance of development, and landscaping of the site) of outline planning permission TM/18/01013/OA for 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</p>		

	community orchard, landscaping and sustainable drainage system (SuDS) and vehicular access point from King Hill. All matters reserved except for means of access.			
	West Malling Parish Council Planning Committee did not comment on this application.			
23/449	<u>TREES IN TMBC (TESCO) CAR PARK</u>			
	<p>Borough Councillor Tatton has advised WMPC that a tree situated within the car park is to be felled as it is obstructing overhead cables. TMBC has decided the tree cannot be reduced in height as it would be unable to support new growth. It was noted that a replacement tree is to be planted within Leybourne Woods, just off the A20, outside of the West Malling parish boundary.</p> <p>The Committee expressed disappointment that remedial works to the tree had not taken place before the need to fell and that the replacement tree is to be planted outside of the parish. It was suggested that a small crab apple tree could be planted in the car park instead.</p> <p>Clerk to email TMBC Landscape Officer</p> <p>The committee considered if the trees on the eastern side of the car park (on Abbey land) ought to be made subject to a group TPO. It was decided that the row of trees was not under threat and that for the time being a TPO would not be requested. Ms Margetts to write to the Abbey to advise them of the situation.</p>	Clerk	√	√
		SM	√	
23/450	<u>PLANNING ENFORCEMENT</u>			
	<p>Current investigations – general discussion regarding outstanding matters that WMPC has reported to TMBC over a period of months.</p> <p>Tracker spreadsheet to be utilised moving forward.</p> <p>Potential investigations – none</p>			
23/451	<u>TMBC MEMBER CALL - IN PROTOCOL</u>			
	<p>Members were in receipt of the revised documents which were endorsed by TMBC Full Council on 11th July. Changes to the protocol were noted.</p> <p>It was agreed that on receipt of the List B, members highlight to the Clerk any applications that they feel ought to be called in by Borough Councillors.</p>			
23/452	<u>KCC DEVELOPER CONTRIBUTIONS GUIDE</u>			
	<p>Members were in receipt of the guide which had been adopted by Cabinet on 29th June. Noted.</p> <p>Developer Contributions Guide - Kent County Council</p>			
23/453	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
23/454	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u>			
	<p>Mrs Bridgeland asked if there was an update regarding the car which has been abandoned in the High Street, the car having been there for a number of weeks now.</p> <p>Clerk to speak with TMBC parking.</p>	Clerk	√	
23/455	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 9 th August 2023			
	Date of next WMPC Planning meeting – 28 th September with ad hoc meetings as required.			

	<i>Date changed from 26th September to enable Borough Cllr. Taylor to attend.</i>			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 8.42pm</p> <p>Signed.....</p> <p>Date.....</p>			