

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON FRIDAY 29TH SEPTEMBER 2023, 10.00 AM THE CLOUT, 9 HIGH STREET WEST MALLING

Present: Mrs C Bridgeland
Mr Keith Mann
Mrs Yvonne Smyth
Ms Min Stacpoole
Mr David Thompson (Chair)

4 residents (until 10.32)

Minute		Action by	Action	Response
23/534	APOLOGIES FOR ABSENCE – Mrs Lorna Miles and Ms Sara Margetts			
23/535	DECLARATIONS OF INTEREST - none			
23/536	BUILDING PLANNING APPLICATIONS			
536.1	<p>TM/23/01894/FL & TM/23/01895/LB - Priors House 18 King Street West Malling ME19 6QT Listed Building Application: single storey link extension between dwellinghouse and annexe, construction of driveway gates and associated alterations to dwellinghouse and annexe.</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 would ask that the following comments be taken into account.</i></p> <p><i>The committee would ask that the Heritage Officer consider the width of the proposed link extension and whether or not the proposal is too wide and could be reduced.</i></p> <p><i>The committee is keen to ensure that the advice of Historic England is being adhered to and would ask that the Heritage Officer ensures that both the plans and any future works undertaken reflect the advice that has been given to the applicant.</i></p>			
536.2	<p>TM/23/01884/TPOC - 50 Town Hill West Malling ME19 6QN - 2 x Lime (applicants ref. T1 and T3 - standing on the southern side of the access drive and opposite to number 48) - Reduce in height and spread as specified, remove epicormic growth to crown break. 1 x Lime (applicants ref. T2 - standing on the southern side of the access drive and opposite to number 48) - Reduce southern spread from 5m to 4m, remove epicormic growth to crown break. Group G1 of Tree Preservation Order.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p>			

	<i>West Malling Parish Council Planning Committee has considered this application and whilst it does not object to the application, the committee would ask that the Landscape Officer attend the site to ensure that the work is necessary and proportionate as the trees are sited in a group TPO area.</i>			
536.3	<p>TM/23/01876/FL - 1 Orwell Spike West Malling ME19 4PB Section 73 application to vary the approved plans of condition 1 of 23/01463/NMA Non material amendment to permission TM/21/01560/FL (Erection of a detached dwelling; landscaping; parking and associated works on land adjacent to no.1 Orwell Spike) to add an approved plans condition, as submitted to amend planning application 21/01560/FL. Erection of a detached dwelling; landscaping; parking and associated works on land adjacent to no.1 Orwell Spike, to amend approved plan numbers.</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 like to make the following comments:</i></p> <p><i>The committee does not want to comment specifically on the Section 73 application for this site but would point to its long standing objections, namely,</i></p> <ul style="list-style-type: none"> • <i>the size and scale of the proposed dwelling is inappropriate for both the plot and its vicinity;</i> • <i>the precedent that permitting infilling of this nature could set in the future and;</i> • <i>the fact that the plot itself is surrounded by land proposed as part of the Green Belt extension contained in the Local Plan.</i> <p><i>The committee would also like it noted that the applicant did not supply the previous drawings, choosing only to supply the new drawings.</i></p>			
536.4	<p>TM/23/01931/FL - 5 Orwell Spike West Malling ME19 4PB Single storey ground floor side extension - revised application clarifying access and hardstanding arrangements.</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 basis that this is an overdevelopment of the site.</i></p>			
536.5	<p>TM/23/01830/FL - Parking Area South Of Mellinges Close West Malling Erection of 4no dwellings comprising of 3 x 2 bedroom terrace, and 1 x 2 bedroom flat over garage. Provision of associated parking spaces and ancillary works.</p> <p>West Malling Parish Council Planning Committee commented as follows:</p> <p><i>West Malling Parish Council welcomes a number of aspects of this application. The creation of high-quality, smaller 2-3 bedroom houses on appropriate brownfield sites is in line with our overarching objectives for West Malling. WMPC also welcomes the care that has been taken to ensure that the exterior design of the proposed properties is in-keeping with surrounding buildings, including the listed Malling House.</i></p> <p><i>However, in relation to this specific application, West Malling Parish Council objects on the basis that:</i></p> <ul style="list-style-type: none"> • <i>the number of properties proposed for such a small site represents overdevelopment. This objection is raised with specific reference to the flat to be constructed above garage space in the north eastern corner of the site (plot 4);</i> • <i>with specific reference to plot four, the topography of the site means that it will sit considerably higher than existing properties in Mellinges Court. This will mean a significant loss of light and privacy for surrounding properties;</i> • <i>the topography of the site, along with the addition of a significant amount of hardstanding will increase surface runoff in the direction of the pre-existing properties in Mellinges Court which could lead to drainage and flooding issues;</i> • <i>the access to the site is further limited by these proposals. The access to numbers 1-4 Mellinges Court will be impeded by this development, particularly, but not limited to, during the construction phase. This represents the sole point of entry and egress for</i> 			

	<p><i>all properties. It should also be noted that the four pre-existing properties are also bound by a covenant which restricts the parking and/or storage of vans, caravans, boats and other large vehicles. Any dwellings constructed on this site should be subject to the same covenant;</i></p> <ul style="list-style-type: none"> • <i>parking spaces, while provided, are limited in number and will not meet the additional demand created by the creation of four new properties on the site, assuming two cars for each home plus visitors;</i> • <i>the proposal includes the removal of trees, incorrectly described in the application as immature. According to our tree wardens, this assessment is incorrect and those mature trees proposed for removal should be protected by virtue of their placement within the West Malling Conservation Area;</i> • <i>similarly, the proposals to plant new trees close to the large retaining wall which bounds the site to the west risk causing further damage to the wall, with which numerous issues and repairs have been reported and carried out in recent years.</i> <p><i>West Malling Parish Council would ask that officers and councillors note that the application incorrectly states that the proposal is for 3x2 bedroom houses and 1x2bedroom flat, when the plans clearly show 2x2bed houses, 1x2 bedroom flat and 1x3 bedroom house. In addition, the topography study referenced in the document is missing from the application and yet is material to arguments around the appropriate height of buildings on this site which features a significant incline.</i></p> <p><i>Finally, West Malling Parish Council notes the concerns of local residents in connection with the precise location of property boundaries - particularly in connection with the wall and hedge to the north of the site. Clarity over ownership should be established before plans are allowed to proceed further.</i></p>		
23/537	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none		
23/538	<p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></p> <p>43 Swan Street – it was noted that the new single door opens outwards and that this could cause a hazard for passing pedestrians; the door does not have a glass panel or spyhole and therefore those exiting the building are unable to see pedestrians.</p> <p>Clerk to speak with TMBC enforcement regarding planning permission for the new door and office signage.</p>		
	Date of next WMPC Planning meeting – Tuesday 24th October – West Malling Village hall		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 11.12 am</p> <p>Signed.....</p> <p>Date.....</p>		