

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
 PLANNING COMMITTEE
 HELD ON FRIDAY 8TH MARCH 2024 4.00 PM
 THE CLOUT, 9 HIGH STREET WEST MALLING

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

Minute		Action by	Action	Response
24/153	APOLOGIES FOR ABSENCE – Mrs Trudy Dean, Ms Sara Margetts and Mrs Lorna Miles.			
24/154	DECLARATIONS OF INTEREST - none			
24/155	BUILDING PLANNING APPLICATIONS			
155.1	<p>24/00279/PA – Land rear of 239 to 259, London Road, West Malling Details of Condition 9 (Floor levels), 14 (Reptile removal confirmation), 18 (Construction management plan), 20 (Surface water drainage) and 21 (Drainage scheme) submitted pursuant to planning permission TM/22/02562/FL (Development of an integrated retirement community comprising of 140 extra care units together with associated communal facilities (all within Use Class C2); access from London Road (A20); vehicle and cycle parking with internal roads and footways; drainage infrastructure; landscaping and open space; and associated infrastructure).</p> <p>It was resolved that West Malling Parish Council Planning Committee would comment as follows:</p> <p>The Committee would ask that the construction management plan include provision for works traffic to park on site, as the alternative would be that vehicles would need to park on the pavement or the grass verge on the A20, this would be dangerous for both drivers and pedestrians.</p>			
155.2	<p>23/03081/23/03082 - 88, Arundel House, High Street, West Malling, ME19 6NE Renewal of previous application numbers TM/20/01107/FL and TM/20/01108/LB to include a change of use to provide new A3 (cafe and restaurant) use for the building and demolition of existing outbuilding. Construction of a new single storey rear extension and replacement of existing flat roof; internal alterations; installation of new ventilation flue into chimney to the rear with a new ventilation cowl; construction of a single storey garden dining structure and refuse store along with associated landscaping works. Revised drawings</p> <p>It was resolved that West Malling Parish Council Planning Committee would comment as follows:</p> <p><i>The Committee has considered the revised drawings and would like to make the following comments regarding the construction phase should this application be granted.</i></p>			

	<p><i>The Committee would ask that a construction management plan be put in place to address issues of parking, delivery of materials and access that may occur during the period of construction. The Committee is particularly concerned about disruption to parking bays and the bus stop to the front of the site, school drop off / collection (typically a very busy period) may also be impacted by the works.</i></p> <p><i>Arundel House has stood empty for a number of years during which time only limited work has been undertaken; scaffolding was present beyond the permitted periods and the building had fallen into a state of disrepair. The Committee is keen that works to the building start as quickly as possible to ensure that the fabric of the building does not once again deteriorate; the Committee asks that TMBC consider stipulating a start period of 18 months rather than the usual 3 years.</i></p>		
<p>155.3</p>	<p>23/01830/FL - Parking area South of Mellinges Close, West Malling Erection of 4no dwellings comprising of 2 x 2 bedroom terrace, 1 x 3 bedroom terrace, and 1 x 2 bedroom flat over garage. Provision of associated parking spaces and ancillary works. Resubmission following withdrawal of application.</p> <p>It was resolved that to allow further neighbour representations, West Malling Parish Council Planning Committee would agree and submit comments on this application nearer the TMBC deadline date.</p> <p><i>Subsequent to the meeting, the deadline for WMPC comments was extended to 27th March</i></p>		
<p>155.4</p>	<p>24/00302/PA – 36 38, High Street, West Malling, ME19 6QR Listed Building Application: Thermal upgrade to two external walls, thermal and sound floor upgrade to small area and internal secondary glazing</p> <p>It was resolved that West Malling Parish Council Planning Committee would comment 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>24/156</p>	<p><u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none</p>		
<p>24/157</p>	<p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></p> <p>There was a general discussion regarding thermal upgrade/secondary glazing in listed buildings and Ms Stacpoole recommended that a letter be sent to TMBC to ask again that residents be provided with more guidance on what methods and materials are acceptable when residents undertake energy saving house improvements.</p> <p>This letter to be sent to TMBC Councillor Betts as Cabinet Member for Climate Change, Regeneration and Property, Councillor Taylor as Cabinet Member for Planning and Eleanor Hoyle, Director of Planning, Housing and Environmental Health</p>	<p>MS/ Clerk</p>	<p>√</p>
	<p>Date of next WMPC Planning meeting – Tuesday 26th March 7.30 at West Malling Village Hall</p>		
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 4.51pm</p> <p>Signed.....</p> <p>Date.....</p>		