

# WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE  
 PLANNING COMMITTEE  
 HELD ON FRIDAY 12<sup>TH</sup> APRIL 2024 3.00 PM  
 THE CLOUT, 9 HIGH STREET WEST MALLING

**Present:**        **Mrs Trudy Dean**  
                       **Mr Keith Mann**  
                       **Mrs Lorna Miles**  
                       **Mr David Thompson (Chair)**

| Minute |   | Action by | Action | Response |
|--------|---|-----------|--------|----------|
| 24/245 | <b>APOLOGIES FOR ABSENCE</b> – Mrs Camilla Bridgeland, Ms Izzy Jones, Ms Sara Margetts, Mrs Yvonne Smyth and Ms Min Stacpoole. <b>[LGA 1972 s85(1)]</b>   |           |        |          |
| 24/246 | <b>DECLARATIONS OF INTEREST</b> - Mr Thompson declared a non-pecuniary interest at minute number 248.1 as he lives in close proximity to the application site. Mr Thompson remained in the room whilst this application was considered, but took no part in the committee’s deliberations and decision. <b>[LA 2011 s31]</b>  |           |        |          |
| 24/247 | <b>PUBLIC SESSION</b> – there were no members of the public present   |           |        |          |
| 24/248 | <b>BUILDING PLANNING APPLICATIONS</b>   |           |        |          |
| 248.1  | <p><b>24/00466/PA &amp; 24/00463/PA</b> – Accommodation at 47 Swan Street West Malling, ME19 6JU Listed Building Application: Change of use of C1 (Hotel rooms) on the first floor to Class E (Restaurant) with internal layout alterations and new roof light</p> <p>It was <b>resolved</b> 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>There was a general discussion regarding this and similar planning applications which when granted result in an increase in restaurant covers and a lack of parking for the increased numbers attending the restaurants. It was agreed that WMPC communicate with TMBC regarding this.</p> |           |        |          |
| 248.2  | <p><b>24/00441/PA</b> - 239 London Road, West Malling, ME19 5AD Erection of 2 bungalows with associated parking and landscaping.</p> <p>It was <b>resolved</b> 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 objects for the following reasons:</i></p> <p><i>The approved retirement homes development is already an over development of the site,</i></p>  |           |        |          |

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|       | <p><i>should this application be successful, the addition of 2 bungalows will only add to this over development.</i></p> <p><i>The site sits within the Metropolitan Green Belt.</i></p> <p><i>Access to the site remains problematic and will be made worse by the accessible parking spaces. The single track road which represents the single point of access to the site is not sufficient for a development of this increased size. Regular use by residents, visiting family and friends and visiting professionals will cause problems on the access road itself and on the A20 at the point of access.</i></p> <p><i>The committee is still concerned about the significant pressure on local services and infrastructure.</i></p>  |  |  |
| 248.3 | <p><b>24/00372/PA</b> - Development site Land East of Kiln Barn Road and West of Hermitage Lane, Aylesford. Outline planning application with all matters reserved (except for access) for development of land to west of Hermitage Lane and East of Kiln Barn Road comprised of: a residential-led development including affordable housing; a new village centre including a primary school; ancillary commercial, community and employment floorspace; strategic open space, parkland, child play provision and sustainable drainage infrastructure; new access points and associated transport infrastructure. Application supported by an Environmental Statement.</p> <p>It was <b>resolved</b> 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 objects for the following reasons:</i></p> <ul style="list-style-type: none"> <li><i>• the proposals includes access to the site from New Road in East Malling. This inclusion will encourage both residents and the large numbers of motorists already using Hermitage Lane to use this access as an alternative East/West route from Hermitage Lane towards West Malling. Commuters in particular will travel to West Malling train station to use the more regular train links. This is likely to have serious safety implications, as well as overload Mill Street and Clare Lane in East Malling, through onto Lucks Hill, Swan Street and Town Hill in West Malling. Furthermore, this access is not required for safe entry and egress to the site which has already been proposed to/from Hermitage Lane itself and directly onto the A20.</i></li> <li><i>• the proposals will further add pressure to the existing road network, including Hermitage Lane and the critical junction with the A20. This is a key part of the local transport network, through which traffic heading from West Malling and other local communities to the hospital passes. While WMPC understands that there are plans to reduce pressure on this junction with the changes at Coldharbour Roundabout and the through road cutting West to the new Poppies development, it is not clear whether these plans were taken into account as part of the traffic analysis required for that scheme.</i></li> <li><i>• this proposal will place further significant pressure on local public services, in particular the NHS. Access to primary care and general practice services locally is already at breaking point and these proposals do not even include a location where the provision of such services may be possible.</i></li> <li><i>• the proposals will see the removal of high-quality agricultural land at a time when food security is increasingly important and as encouraging local food consumption becomes a more pressing concern as part of our bid to reduce food miles and combat climate change.</i></li> <li><i>• the proposals do not include any provisions for communal heating or energy, despite being of such a significant size that this would easily be economically feasible. Ground source boreholes could provide cheap, sustainable energy and should be made a condition for schemes of this size.</i></li> <li><i>• the proposals will also place significant pressure on water resources locally, which are already very stressed.</i></li> <li><i>• the proposals will further exacerbate the creeping urbanisation of this part of the Borough and the County that is seeing the green space which keeps settlements distinct removed.</i></li> </ul> |  |  |

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| <p><b>248.4</b></p>  | <p><b>24/00366/PA</b> - Land Opposite the Paddocks, Birling Road, Leybourne, West Malling S73<br/>Application for variation of conditions 3 and 4 submitted pursuant to Appeal ref APP/H2265/C/21/3280661 to allow for the siting of an additional 2 static caravans and 2 utility rooms within existing pitches. To ratify / agree comments</p> <p>It was <b>resolved</b> that West Malling Parish Council Planning Committee would comment as follows:</p> <p><i>West Malling Parish Council Planning Committee has considered this S73 application to vary conditions 3 &amp; 4 (Appeal ref APP/H2265/C/21/3280661) and objects for the following reasons:</i></p> <ul style="list-style-type: none"> <li>• <i>WMPC supports the condition imposed by the Inspector at the Appeal hearing to limit the number of caravans on the site which sits within the green belt. As stated by Leybourne Parish Council, this condition will regulate the impact of development on this green belt site and should remain.</i></li> <li>• <i>WMPC agrees with Leybourne Parish Council that allowing the proposed development would undermine both the integrity of the planning process and the site.</i></li> </ul> |                     |          |  |
| <p><b>24/249</b></p> | <p><b><u>LOCAL PLAN MEETING</u></b></p>  |                     |          |  |
|                      | <p>There was a general discussion regarding the organisation of the WMPC Local Plan meeting (date to be confirmed) including leaflets to raise awareness of both the meeting and the consultation, inviting TMBC representatives and the best way in which WMPC can assist residents to respond.</p> <p>Initial leaflet to be drafted</p>  |                     |          |  |
| <p><b>24/250</b></p> | <p><b><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></b></p> <p><b>Potential meetings with developers/planning consultants</b> – Mr Thompson reported that WMPC had recently been asked to meet with 2 separate businesses to discuss their potential plans for sites within West Malling. It was agreed that a decision on whether to meet with developers/consultants should be made as a Council as a whole and should be considered at the May Full Council meeting.</p> <p>Clerk to note agenda</p>   | <p><b>Clerk</b></p> | <p>√</p> |  |
|                      | <p><b>Date of next WMPC Planning meeting – Tuesday 23<sup>rd</sup> April at West Malling Village Hall</b></p>  |                     |          |  |
|                      | <p>There being no further business, the Chairman thanked members for attending and closed the meeting at 4.18pm</p> <p>Signed.....</p> <p>Date.....</p>  |                     |          |  |