

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON TUESDAY 23RD APRIL 7.30PM
WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING

Present: Mrs Bridgeland
Mr Mann (Chair)
Mrs Miles (until 8.37)
Ms Stacpoole

Minute		Action by	Action	Response
	In the absence of Mr Thompson this meeting was chaired by Mr Mann (Vice Chair)			
24/266	<u>APOLOGIES FOR ABSENCE</u> – Ms Margetts; Mrs Smyth and Mr Thompson [LGA 1972 s85(1)]			
24/267	<u>DECLARATIONS OF INTEREST</u> – none [LA 2011 s31]			
24/268	<u>MINUTES</u> – to approve the minutes of the meetings held on 26 th March and 12 th April. Resolved: the minutes were agreed and signed as an accurate record of the meetings held on 26 th March and 12 th April. [LA 1972 Sch 12. Para 41(1)]			
24/269	<u>MATTERS ARISING</u> Minutes of 26 th March – 24/202.9 – 22 Bower House, West Street. Clerk to check with TMBC the status of the TPO. Minutes of 12 th April – no matters arising	Clerk	√	
24/270	<u>PUBLIC SESSION</u> – there were no members of the public present			
24/271	<u>TMBC LOCAL PLAN</u> No update WMPC Local Plan meeting (date to be confirmed) – it was agreed that consideration be given to the drafting of a new leaflet.			
24/272	<u>NEIGHBOURHOOD PLAN</u>			
272.1	Mrs Miles provided an update on the informal meeting held on 19 th April. It was noted that in 2016 the whole of the Parished area was designated as a Neighbourhood			

	<p>Area in accordance with the Localism Act and that the group will be working within these parameters.</p> <p>The Neighbourhood Plan group is to be referred to as a Steering Group, and the group will meet every second Wednesday of the month at The Clout.</p> <p>Clerk to email TMBC to confirm the point of contact for parishes undertaking Neighbourhood Plans.</p>	Clerk	√	
272.2	<p>Terms of Reference – draft Terms of Reference were discussed and amended.</p> <p>To be considered further at Full Council</p>			
272.3	<p>Arrangements for the meeting with the Clerk of Sevenoaks Town Council were noted. It was agreed that provided there is availability that the meeting be held at The Clout. Dates of 26th and 27th June currently being considered.</p>			
24/273	PLANNING APPLICATIONS – GRANTED/REFUSED & WITHDRAWN APPLICATIONS			
273.1	<p>23/03165/HH - 17 Woodland Close West Malling ME19 6RR Single storey rear extension and internal alterations.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
273.2	<p>23/02037/FL – West Malling Railway Station , Station Approach , West Malling ME19 6HJ Change of use from taxi office (Sui Generis) to coffee shop (A3).</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application but had raised concerns about the apparent lack of wash basins and toilet facilities].</p>			
273.3	<p>23/03485 - Bolton Cottage, Fartherwell Road, West Malling ME19 6RH Demolition of the existing outbuilding and conservatory. Proposed single storey rear extension, entrance porch and new-build detached double garage.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
273.4	<p>24/00049/PA - 43 Fartherwell Avenue West Malling ME19 6NH Demolish existing glazed conservatory and construct new single storey pitched roof side and rear extension.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
273.5	<p>24/00155/PA - 69 High Street West Malling ME19 6NA Listed Building Application: External and internal signage to be replaced with new and associated works.</p> <p>Granted</p> <p>[West Malling Parish Council Planning Committee had not objected to this application]</p>			
273.6	<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>			

	Approved [West Malling Parish Council Planning Committee commented that Condition 18 should include provision for works traffic to park on site]			
273.7	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 Granted [West Malling Parish Council Planning Committee had not objected to this application]			
24/274	<u>BUILDING APPLICATIONS</u>			
274.1	24/00536/PA - 111 High Street, West Malling, ME19 6NA New front wall and gates incorporating erection of brick plinth wall with piers, stone copings and capping, infill between piers with existing repurposed and modified railings and new electric sliding gate to include repurposed finials from existing gates. It was resolved that West Malling Parish Council Planning Committee would comment as follows: <i>West Malling Parish Council Planning Committee has considered this application and would ask that TMBC seek advice from KCC Highways and Transportation regarding sight lines. The Council is particularly concerned about pedestrian safety, this stretch of the High Street having been described by KCC in previous planning correspondence as a 'highly trafficked pedestrian route'.</i>			
24/275	<u>LAND WEST OF HERMITAGE LANE AND EAST OF KILN BARN ROAD (TM/24/00372/PA)</u>			
	It was noted that a public meeting is being held on Sunday 28 th April at 3pm at the Village Hall, New Road, East Malling to discuss this planning application. This meeting is being organised by East Malling & Larkfield Parish Council.			
24/276	<u>KCC CONSULTATION – REVISED VALIDATION & GUIDANCE REQUIREMENTS</u>			
	Committee to consider response to this consultation. Deadline 3 rd May 2024 Resolved: it was agreed that due to the technical nature of the consultation that WMPC Planning Committee would not respond.			
24/277	<u>PLANNING ENFORCEMENT</u>			
	Current investigations – awaiting further information from TMBC regarding a property on King Hill. Potential investigations – Clerk to speak with TMBC regarding signage attached to a High Street property.			
24/278	<u>ACCOUNTS FOR PAYMENT</u>			
	Accounts for payment in the sum of £4,453.11 were approved – see below.			
24/279	<u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u> - none			
24/280	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 29 th May			
	Date of next WMPC Planning meeting – Tuesday 28 th May and ad hoc meetings where necessary.			

There being no further business, the Chairman thanked members for attending and closed the meeting at 8.53pm

Signed.....

Date.....

	There being no further business, the Chairman thanked members for attending and closed the meeting at 8.53pm Signed..... Date.....			
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West Malling Parish Council

<u>Accounts for Payment 23rd April 2024</u>				cheques to be drawn
Section 137 donation				
Friends of More Park (cheque 2712) (Agreed 8/4/24 Full Council minute number 24/231)				£ 200.00
Safeplay Playground Services (single cheque 2713) (invoice 26555 zip wire safety check)				225.00 £ 270.00
	VAT	45.00		
(invoice 26556 replacement slat for bench)				95.00 £ 114.00
	VAT	19.00		
C&A Landscapes Ltd (cheque 2714) (invoice CA38125 Churchyard grounds maintenance 19th March)				715.00 £ 858.00
	VAT	143.00		
Commercial Services Trading Ltd (cheque 2715) (invoice LS209507 Oct - Feb pitch marking)				675.25 £ 810.30
	VAT	135.05		
Castle Water (cheque 2716) (allotment water 1/3/24 - 31/3/24)				£ 5.99
Streetlights (single cheque 2717) (invoice 14517 payment 1 (of 4) 2024/25 streetlighting maint. contract) (maintenance £1218.73 + painting of columns £352)				1570.73 £ 1,884.88
	VAT	314.15		
(invoice 14376, column 23 King Street, same day attendance to make safe following vehicle impact)				82.50 £ 99.00
	VAT	16.50		
ELM Header Account (cheque 2718) Twitch Inn service charges 1st May 24 - 31st July 24 (invoice 123466 - estimated costs for water (£17.90) and insurance (£93.43) electricity £99.61)				£ 210.94
TOTAL				4,453.11