

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON FRIDAY 23RD MAY 2025 3.30PM THE CLOUT, 9 HIGH STREET, WEST MALLING

Present: Cllr Bridgeland
Cllr Mann (Chair)
Cllr Margetts
Cllr Miles

Minute		Action by	Action	Response
25/30	APOLOGIES FOR ABSENCE – apologies were received from Cllr Smyth; Cllr Stacpoole; Cllr Stevens and Cllr Thompson, reasons for absence given. It was resolved that the apologies be accepted. [LGA 1972 s85(1)] Absent – Cllr Jones.			
25/31	ELECTION OF CHAIR & VICE CHAIR			
	Cllr Mann proposed that the election of both Chair and Vice Chair be deferred until the June Planning meeting – this was agreed unanimously. It was further agreed that Cllr Mann would Chair this meeting.			
25/32	DECLARATIONS OF INTEREST – none [LA 2011 s31]			
25/33	MINUTES – to approve the minutes of the meeting held on 22 nd April 2025. Resolved: the minutes were agreed and signed as an accurate record of the meeting held on 22 nd April [LA 1972 Sch 12. Para 41(1)]			
25/34	MATTERS ARISING 24/975.1 - 24/01988/PA - The Old Vicarage, 126 High Street West Malling ME19 6NE. It was noted that the first floor windows have recently been removed. TMBC have confirmed that this forms part of the agreed renovation work; the casements will be repaired and the windows will be reinserted once the repairs have been undertaken.			
25/35	PUBLIC SESSION – there were no members of the public present.			
25/36	TMBC LOCAL PLAN			
	The Clerk advised members that she had today received emails regarding Local Green Spaces assessments. To be considered at Full Council.			
25/37	NEIGHBOURHOOD PLAN			

37.1	For members to receive and approve the draft minutes of the steering group meeting held on Monday 28 th April. Draft minutes were received and approved.			
37.2	For Members to receive a verbal report of the meeting held on 19 th May. Members were updated on the following: <ul style="list-style-type: none"> Progress of the Neighbourhood Plan Community Survey. It was agreed that surveys would be distributed at the Farmers Market on Sunday 25th May. Visioning workshop is to take place on 28th June, 11am – 1pm at West Malling Primary School. 			
37.3	For members to note the date of the next steering group is Monday 23 rd June – noted.			
25/38	PLANNING APPLICATIONS – GRANTED/REFUSED & WITHDRAWN APPLICATIONS			
	None			
25/39	BUILDING APPLICATIONS			
39.1	25/00233/PA – Land East of King Hill, West Malling Outline Application: some matters reserved for the erection of 1 self-build dwelling. 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 whilst it does not object to the application, the committee notes the comments made by TMBC Environmental Protection with regards to noise, as well as comments made by residents regarding drainage. The committee would ask that these issues be addressed by the planning officer.</i>			
39.2	25/00751/PA – Development Site Land West of Winterfield Lane, East Malling, S73 Application to vary planning condition 11 (Access plans) to TM/19/01814/OA Outline Application: Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping. 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. The Committee is in agreement that the plans are an improvement to those previously submitted, but however object to the removal of any further trees from the site.</i>			
39.3	25/00792/PA - 35 Swan Street West Malling ME19 6JU Retrospective Planning Application for the retention of an existing marquee structure in a permanently assembled format along with 5 No. metal parasols & 1 No. timber pergola within restaurant garden area. 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 objects on the basis that the marquee, the pergola and the parasols are situated within the curtilage of a Grade II Listed Building within the Conservation Area.</i> <i>The Committee would wish to see comments from Kent Fire and Rescue regarding the suitability of the marquee, plus any comments that they may have regarding safe exit in the event of a fire, particularly important due to the use of indoor heaters.</i> <i>Resident comments and concerns regarding noise are noted and we would ask that this be addressed.</i>			

	<i>Finally, the Committee notes that this is a retrospective application and is disappointed that the issue was not addressed sooner.</i>			
39.4	<p>25/00763/PA - 129, St Leonards Street, West Malling, ME19 6PE Extension to existing garage.</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>			
.5	<p>25/00767/PA - Land East of Town Hill, West Malling Outline Application: Residential development consisting of 8no. self-build plots with all matters reserved except for means of access, layout and landscaping.</p> <p><i>West Malling Parish Council Planning Committee has considered this application and object to the application for the following reasons:</i></p> <ul style="list-style-type: none"> <i>The site sits within the Conservation Area and any development on this site will be detrimental to the Conservation Area. As stated in the Heritage Impact Assessment, the application site makes a 'clear positive contribution to the character, appearance and significance of this part of the conservation area', with the site having an 'open and undeveloped rural... character.'</i> <i>The site is a major route into West Malling and forms part of the rural setting of the town.</i> <i>The committee objects to the proposed pedestrian access onto Town Hill which would require the removal of a 'small portion of the existing ragstone wall and vegetation'; this would negatively alter the streetscape of Town Hill and the approach into the town.</i> <i>The committee is concerned about Highway safety. Entry and egress onto the London Road, close to a roundabout poses a real risk.</i> <i>As outlined in the Heritage Impact Assessment, the site is currently rural in character and as such any development would have a detrimental impact on nature and biodiversity.</i> <i>This sites sits on the edge of the parish boundary; any development would remove the green boundary between the two parishes of Leybourne and West Malling.</i> 			
25/40	<u>APPEALS</u>			
40.1	<p>24/01296/PA Appledene Farm, 164, Norman Road, West Malling, ME19 6RW Proposed Hip to Gable roof extension and replacement dormer window. Inclusion of 2 x roof lights. For members to note that the appeal has been dismissed.</p> <p>Noted</p>			
40.2	<p>24/01353/PA 34 King Street West Malling ME19 6QT Listed Building Application: Proposed change of colour to front elevation, from Magnolia to Somerset Pink smooth masonry paint. For members to note that an appeal has been made to the Planning Inspectorate against the decision of the Tonbridge and Malling Borough Council as Local Planning Authority. For WMPC to consider submitting modified or additional comments which must be submitted by 28th May 2025.</p> <p>It was resolved that West Malling Parish Council Planning Committee would submit the following comment:</p> <p><i>West Malling Parish Council Planning Committee have considered the comments of the Conservation Officer; the Committee understand the comments and members are happy to be guided by the Conservation Officer.</i></p> <p>Clerk to submit</p>	Clerk	√	
25/41	<u>PLANNING ENFORCEMENT</u>			

	<p>Current investigations – Clerk to seek update from TMBC enforcement regarding properties on Swan Street.</p> <p>Potential investigations – enquiries to be made re West Street properties.</p>			
25/42	<u>ACCOUNTS FOR PAYMENT</u> – there were no accounts for payment			
25/43	<p><u>QUESTIONS FROM MEMBERS OF THE COMMITTEE</u></p> <p>Cllr Margetts reported that she had listened to an interesting radio piece which discussed the information within the 'Ghost Town' report on the decline of the high street in England.</p> <p>https://www.healthequitynorth.co.uk/app/uploads/GHOST-TOWNS-REPORT-EMBARGOED.pdf</p>			
25/44	<u>TMBC AREA 2 PLANNING COMMITTEE</u> – Wednesday 28 th May 2025			
	Date of next WMPC Planning meeting – Tuesday 24 th June 2025			
	<p>There being no further business, the Chairman thanked members for attending and closed the meeting at 4.56pm</p> <p>Signed.....</p> <p>Date.....</p>			