

## WEST MALLING PARISH COUNCIL

**NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING COMMITTEE TO BE HELD  
ON  
TUESDAY 24<sup>TH</sup> JANUARY, 7.30PM  
AT WEST MALLING VILLAGE HALL, NORMAN ROAD, WEST MALLING, ME19 6RW**

### Membership

David Thompson (Chair)  
Trudy Dean  
Keith Mann  
Sara Margetts  
Camilla Medhurst  
Lorna Miles  
Yvonne Smyth  
Min Stacpoole

Co-opted members:  
Mike North

Peter Cosier: Tree Warden  
Sara Margetts: Tree Warden

## AGENDA

1. **Welcome & Introduction**
2. **Apologies for Absence** – to receive
3. **Declarations of Interest** – to receive
4. **Minutes** - to receive and approve for signature the minutes of the meeting held on 22<sup>nd</sup> November, 6<sup>th</sup> December and 16<sup>th</sup> December.
5. **Matters Arising** from the minutes not otherwise on the agenda
6. **TMBC Local Plan** – to receive update
7. **Neighbourhood Plan** – to receive update
8. **Planning Application Decisions**
  - 8.1 Review decisions made by TMBC since last month and consider any further responses.
9. **Planning Applications** – to note that the following applications were considered following consultation with Members and where appropriate, responses sent to T&MBC using delegated powers (Section 101 (1) Local Govt Act 1972).
  - 9.1 **TM/22/02768/CR3** - Rare Breed Farm Malling Road Kings Hill West Malling Section 73 application to vary condition 10 of planning permission TM/21/02632 to update the landscape drawing to address biodiversity requirements (KCC reference: KCC/TM/0233/2022)
  - 9.2 **TM/22/02764/TNCA** - 3 New Barns Oast 144 Lavenders Road West Malling ME19 6HR 5 x Poplars on rear boundary- re pollard to previous pruning points. 2 x Purple Leaf Plumb trees- tree closest to property, reduce by 50%- 2nd tree to be reduced by 30%
  - 9.3 **TM/22/02763/TNCA** - 4 New Barns Oast 142 Lavenders Road West Malling ME19 6HR T 1- 2 x Alders on rear boundary- reduce crown by 30%. T 2- Flowering Cherry- reduce crown by 25%. T 3- Contorted Willow- pollard at 15ft. Q1 Boundary line running between properties 3 and 4. 3 x Silver Birches- reduce crowns by 30% mainly in height- remove lower lateral branch over shed. 3 x Conifers on boundary

line 1st ,furthest away from property - remove leaving stump as low as possible- 2nd to be reduced to 8 ft if possible ( if not remove)- 3rd to be reduced in height to 10 ft. 1 Norway maple and 1 Sycamore on boundary line- thin crowns by 25% to allow for dappled light to gardens and property

**9.4 TM/22/02827/TNCA** - St Marys Church High Street West Malling Row of Lime trees. Reduce overhang by 4m property side (8m-4m) from property house numbers (5,6 and 7) Remove 1 limb over shed at no (2) remove 1 low branch at no: (4) 4m prune- cobra system at no:(9 ) No works at house number 1,3,8

**9.5 TM/22/02828/TNCA** - Old Parsonage Court West Malling T7- Golden Ash- Fell to ground level. T12- Common Ash- Fell to ground level. T14-Apple-Fell to ground level. T33-Plum- Fell to ground level. G3- Remove self sewn Acacia saplings. All remaining listed trees- Remove deadwood with a diameter greater than 1inch

**9.6 TM/22/02853/TNCA** - Bridge House 31 Police Station Road West Malling T1 - Willow leaf pear - On front boundary. Reduce past previous reduction points being sure to maintain current shape removing no more than 1.2m cut back inside walls edge on front boundary over road

## 10. Planning Applications - to consider and agree WMPC response to the following planning applications:

**10.1 TM/22/02861/RD** - 26 High Street West Malling ME19 6QR Details of planning condition 03 (mechanical ventilation) submitted pursuant to planning permission TM/20/01015/FL (Proposed internal alterations and loft conversion on the first and second floor).

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/02861/RD>

**10.2 TM/22/02837/FL** - Shepherds Cottage Offham Road West Malling ME19 6RG Demolition of an outbuilding and the erection of infill kitchen extension.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/02837/FL>

**10.3 TM/23/00050/FL** - 4 Orwell Spike West Malling ME19 4PB Side extension to existing garage and studio above.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00050/FL>

**10.4 TM/23/00043/RD** - Development Site South Of 1 And 2 Orwell Spike West Malling Details of condition 4 (Archaeology) submitted pursuant to planning permission TM/20/02239/FL (Construction of 9 detached dwellings together with associated access, landscaping and drainage works).

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00043/RD>

**10.5 TM/23/00013/TNCA** - Land East Of Meadow Bank Mews Meadow Bank West Malling Conifers - to be reduce in height from 20m to approx 10m in continuation of reduction of Leylandii height as previously approved under 20/02610/TNCA. Adjacent to 9 Meadow bank and 34 Frog lane. Adjacent 34 Frog Lane and Banky Meadows in orchard of 34 Frog lane. Further removal of leaning, ill or fallen and thinning of trees in adjacent orchard.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00013/TNCA>

## 11. Consultations

**11.1 KCC Developer Contributions Guide** – to note and to consider WMPC response.

Deadline 2<sup>nd</sup> February 2023

<https://letstalk.kent.gov.uk/developer-contributions-guide>

**11.2 Levelling up & Regeneration Bill – Reforms to national Planning Policy** – to consider response.

Deadline 2<sup>nd</sup> March

<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

## 12. Appeal Decisions

**12.1 25 West Street** – provision of a 2 storey side extension to 25 West Street and for the creation of two, 3 bedroom semi-detached dwellings within the excess garden land, including parking and external amenity space with landscaping. Appeal allowed.

**12.2 Land Opposite the Paddocks, Birling Road, Leybourne** – appeal against an enforcement notice. Appeal allowed in part.

## 13. Planning & Conservation Enforcement

**13.1 Current Investigations** - Consider current investigations & any next steps required.

**13.2 Potential New Investigations** - Receive reports of potential Planning & Conservation enforcement Issues and consider next steps

## 14. Questions from members of the public and councillors

**15. TMBC Area 2 Planning Committee** – Wednesday 22<sup>nd</sup> February 2023

**16. Date of next WMPC Planning Committee Meeting** – 28<sup>th</sup> February 2023



**Claire Christmas**  
**Clerk to West Malling Parish Council**  
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