

WEST MALLING PARISH COUNCIL

NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING COMMITTEE TO BE HELD
ON
FRIDAY 31ST MARCH, 9.30AM
AT THE CLOUT, 9 HIGH STREET, WEST MALLING, ME19 6QH

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 28th February
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 application(s) 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/23/00436/TDCMIN** - Land Rear Of 119 And 121 Teston Road West Malling Technical Details Consent Application (Stage 2) for 3 dwellings and associated works following the grant of stage 1 Permission in Principle under planning reference TM/20/00277/PIP (Permission in principle for up to 3 dwellings).
 - 9.2 **TM/23/00424/RD** - Milverton 116 High Street West Malling ME19 6LX Details of Conditions 2 (Materials) and 3 (Joinery) submitted pursuant to planning permission TM/22/02632/FL (Extension to existing building and minor external alterations (Revision to approved application TM/22/01258/FL).
 - 9.3 **TM/23/00412/RD** - 48 Brickfields West Malling ME19 5AG Details of condition 4 (Archaeological watching brief) submitted pursuant to planning application 22/02217/FL (Two storey side and single storey rear extension and internal configuration).

9.4 TM/23/00363/TNCA - Malling House 51 Town Hill West Malling 1 x Robinia - Tree is forcing the adjacent boundary wall to lean over and crack. Neighbours are very concerned about the health and safety risk now posed by the wall, which now has a top to bottom crack and leaning over their driveway. The work suggested is to fell the tree to remove the health and safety concern of a 8-9 foot wall collapsing on a person or vehicle.

10. Planning Applications - to consider and agree W MPC response to the following planning applications:

10.1 TM/23/00541/TNCA - Groundsmans Cottage 101 St Leonards Street West Malling ME19 6PE Removal of one fir tree in rear corner of garden which overlooks and is falling onto neighbouring buildings and properties.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00541/TNCA>

10.2 TM/23/00502/TNCA - Ragstones Offham Road West Malling ME19 6RE Remove overgrown Cupressus Leylandii.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00502/TNCA>

10.3 TM/23/00455/LB - 36 - 38 High Street West Malling ME19 6QR Listed Building Application: Internal refurbishment and decoration works (retrospective).

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00455/LB>

10.4 TM/23/00563/FL - 26 Alma Road West Malling Kent ME19 6RP New dwelling adjoining 26 Alma Road (Resubmission).

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00563/FL>

10.5 TM/23/00561/TNCA - The Old Stable Building Old Parsonage Court West Malling ME19 6NZ Sycamore - Fell to 1.0m above the fence line.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00561/TNCA>

10.6 TM/23/00540/TPOC - The Old Stable Building Old Parsonage Court West Malling ME19 6NZ Beech - Crown lift to give a 6.0m clearance above the garden and roadway and balance, in T3 of 01/00034/TPO.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00540/TPOC>

10.7 TM/23/00509/LB & TM/23/00508/FL - Milverton 116 High Street West Malling ME19 6LX Listed Building Application: partial demolition of buildings, conversion of existing buildings to form 2 no. apartments and erection of two no. terraces each containing 3 no. dwellings, parking for 6 no. cars and bin store (Revision to approved TM/21/00618/LB).

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00509/LB>

10.8 TM/23/00608/RD - 25 West Street West Malling Kent ME19 6QX Details of condition 3 (Schedule of materials) pursuant to planning permission TM/21/02541/FL 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. The proposal includes parking and external amenity space with new landscaping. The site benefits from an existing planning approval TM/18/02072/FL.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00608/RD>

10.9 TM/23/00620/TPOC - Land At Douces Manor St Leonards Street West Malling Proposed tree and shrub work: T1- (applicant ref) Walnut, major cavity and decay in trunk, kretzschmaria fungus at base - Dismantle to near ground level. T2- (applicant ref) Horse Chestnut, adjacent tree failed, this Tree now heavily lopsided - Crown reduce whole crown by approximately 2-3m to reduce leverage and rebalance. T3- (applicant ref) Leaning Cherry, partially uprooted and leaning on Yews adjacent - Dismantle to near ground level. T4- (applicant ref) Ash and Sycamore Saplings x4, suppressed by T2, leaning and no future potential - Fell to near ground level. T10 - (applicant ref) Horse Chestnut, twin stem tree, one stem leaning towards adjacent property. Bleeding at base of stem - Reduce leaning stem by approximately 2-3m to reduce leverage and wind sail. T11- (applicant ref) Beech, low branches over road, two low dead branches over lawn - Crown lift by approximately 1-2m over road. Remove x2 dead branches. T12 - (applicant ref) Ash, Low branches over road. - Crown lift by approximately 1-2m over road. T13 - (applicant ref) Goat Willow, major limb recently failed at branch union - Crown reduce whole crown by approximately 2m to reduce leverage on rest of tree. T25- (applicant ref) Holm Oak, Ganoderma fungal brackets on NE + SW sides near base. Sparse crown suggesting damage from fungus - Pollard at main fork at 8ft for safety. Tree may respout as pollard or could be removed in later years if continues to decline. T26 - (applicant ref) Whitebeam, fungal brackets up main trunk and trunk dead from 8 feet up. Diamond Jubilee commemorative tree - Fell to near ground level All standing within group A1 of TPO

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00620/TPOC>

10.10 TM/23/00629/RD - 2 - 4 High Street West Malling Details of condition 6 (phased programme of archaeological work) pursuant to planning permission TM/21/00821/FL (Demolition of existing office building and construction of 5 new dwellings).

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00629/RD>

10.11 TM/23/00652/FL - 57 Ewell Avenue West Malling ME19 6NW Demolition of existing rear conservatory and bay window, single storey side extension, front porch, construction of single storey rear extension, two storey side extension and part single, part two storey front extension.

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00652/FL>

11. **Parish Infrastructure Statement** – to note that TMBC has requested that statements be reviewed (annual review with a deadline of 16th June). Current statement circulated.
12. **Milverton Development** – to note that the developer has approached WMPC to ask for suggestions for a suitable name for the new builds.
13. **Licensing Application 23/00221/PREM** – to consider the Kentfield Estate application. Application for new premises licence to cover larger corporate/ business events, wedding and private parties at the venue. Application details circulated.

14. Planning & Conservation Enforcement

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

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

15. Finance

15.1 – to agree accounts for payment

15.2 – to consider any sums to be safeguarded.

16. Questions from members of the public and councillors

17. TMBC Area 2 Planning Committee – Wednesday 5th April 2023

18. Date of next WMPC Planning Committee Meeting – 25th April 2023 with ad hoc meetings as required.



Claire Christmas

Clerk to West Malling Parish Council

9 High Street, West Malling, ME19 6QH

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