

MINUTES OF A MEETING OF KINGS HILL PARISH COUNCILS PLANNING, TRANSPORTATION, ENVIRONMENT AND CLIMATE CHANGE COMMITTEE HELD ON 02 MARCH 2023 AT 7.30 P.M. IN THE KINGS HILL COMMUNITY CENTRE

Present: Cllrs: S. Barker, M. Colman, S. Falzon-Thomas (Committee Chairman), T. Petty, S. Kirk, D. Rush & N. Sherlaw,

Officer Present: Parish Clerk Karen Bell & Assistant Clerk Dion Bayley

Apologies: Cllr. F. Mclymont

P27/2023 APOLOGIES FOR ABSENCE: It was proposed, seconded and:
RESOLVED: To approve the apologies received from Cllr. Mclymont (Prior Commitment) **Unanimous**

P28/2023 TO RECEIVE DECLARATIONS OF INTEREST AND / OR LOBBYING: Cllr. Barker declared that she had been lobbied in respect of Climate Change and Speedwatch

P29/2023 TO DECLARE AN INTENTION TO RECORD: There were none

P30/2023 MINUTES

P30/2023.1 Minutes from the meeting held on 24 November 2022:
Following a discussion, it was proposed, seconded and:
RESOLVED: That subject to a minor amendment the minutes would be approved as a correct record of the proceedings. **Unanimous**

P30/2023.2 Matters Arising not included elsewhere on the agenda:
2022/11.25 Tree Warden: An update was provided, it was noted that there would be a Kings Hill tree walk in June 2023 and details would be provided by the Kent Tree and Pond Warden Scheme.

P31/2023 PLANNING ISSUES

P31/2023.1 Planning Applications: Following a discussion, it was proposed, seconded and:

RESOLVED: To approve the following representations submitted to TMBC during the period 24.11.22 – 20.02.23

TM/22/02452/FL First floor side extension and garage conversion at 28 Lapins Lane, Kings Hill
NEUTRAL / NO COMMENT

TM/22/02494/FL Single storey rear extension at 23 Mitchell Road, West Malling
NEUTRAL / NO COMMENT

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Chairman: **Date:** 06 April 2023

20

TM/22/02509/FL

Erection of porch (retrospective) at 6 Regent Way, Kings Hill
NEUTRAL / NO COMMENT

TM/22/02567/FL

Conversion of integrated garage to home office at 26 Mitchell Road, West Malling
NEUTRAL / NO COMMENT

TM/22/02590/LDP

Conversion of loft to habitable space with roof light windows to front and rear roof slopes at 43 Shoemith, Lane, Kings Hill
NEUTRAL / NO COMMENT

TM/22/02591/RD

Details of condition 12 submitted pursuant to planning permission TM/18/03034/OAEA (Outline Application: redevelopment to provide up to 210 Class C3 resident units, together with landscaping, open space, and other associated works. All matters reserved for future approval except for access (site 5.2-5.3) at Development site North and East of Jubilee Way, Kings Hill
NEUTRAL / NO COMMENT

TM/22/02597/LDP

Conversion of integrated garage to habitable space at 12 Saxon Close, Kings Hill
NEUTRAL / NO COMMENT

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Chairman: Date: 06 April 2023

21
TM/22/02708/RD

Details of condition 24 (landscape scheme) submitted pursuant to planning permission TM/13/01535/OAEA (Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multifunctional extension to the community centre, a youth outdoor recreational facility, formalisation of car parking areas at the community centre and adjacent to Crispin Way, alterations to the highway network at Alexander Grove, Gibson Drive, Queen Street and open space including a new linear park, trim trails, woodland paths and green spaces (the primary school has been granted planning permission by Kent County Council under ref TM/14/01929/CR3)
NEUTRAL / NO COMMENT

TM/22/02866/FL

Conversion of integrated garage to habitable space at 12 Saxon Close, Kings Hill
APPLICATION WITHDRAWN

TM/22/2803/RD

Details of condition 23 (Refuse collection and storage) pursuant to planning permission TM/18/03034/OAEA

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(Outline Application: redevelopment to provide up to 210 class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except access (site 5.2-5.3)) at Development site North and East of jubilee Way, Kings Hill
NEUTRAL / NO COMMENT

TM/22/02811/NMA Non material amendment to planning permission TM/21/02002/RM to reorganisation of the bin stores primarily service apartments 1 – 24, minor change to the parking layout, removal of areas of timber knee rail fencing to the rears of parking bays, minor layout change as well as a revised approach to the identification of the visitor parking bays at Development Site Between 23 Kings Hill avenue and 8 Abbey Wood Road, kings Hill
NEUTRAL / NO COMMENT

TM/22/02729/FL Part single / part two storey side extension with internal and external alterations at 1 Cleeve Court, Kings Hill
OBJECTION

TM/22/02247/FL Retrospective planning application for the erection of a front boundary fence at 4 Ruby Walk, Kings Hill
OBJECTION

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Chairman: **Date:** 06 April 2023

TM/23/00016/LDP Single Storey rear extension with monopitch roof, 1 no window, 2 No Bifold door set/s and 6 No rooflight windows at 10 Braeburn Way, Kings
NEUTRAL / NO COMMENT

TM/23/00075/FL Proposed loft conversion with raised gable roof extension to front and rear, two dormer windows to front and 4 no rooflight windows to rear elevation at 4 Wilkinson Place, Kings Hill
NEUTRAL / NO COMMENT

TM/23/00124/FL First floor side extension and extension to existing loft conversion at 7 Townsend Square, Kings Hill
NEUTRAL / NO COMMENT
Concern was expressed that the proposal might overlook neighbouring residential property

TM/23/00160/FL Single storey rear extension with internal alteration at 2 Josephine Lane, Kings Hill
NEUTRAL / NO COMMENT

P31/2023.2 Planning Applications for consideration

RESOLVED: To comment as follows to TMBC

TM/23/00235/FL Single storey front extension and porch, enlargement of rear door at 12 Mercers Place, Kings Hill
NO OBJECTION, KHPC would like to see the use of environmentally sustainable materials.

TM/23/00324/PDVLR Prior Notification for Larger Home Extension (Part 1 class A): single storey felt roof rear extension to a depth of 4 m, maximum roof height of 2.9m, and eaves height of 2.6m at 21 Baxter Way, Kings Hill
NO OBJECTION KHPC, would like to see the use of environmentally sustainable materials.

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Chairman: **Date:** 06 April 2023

- P31/2023.3 Planning Appeal:** The following planning was noted
TM/22/01340/FL Proposed roller shutter, side door and dividing wall to cart barn at 23 Waterloo Walk, Kings Hill
- P31/2023.4 Planning decisions:** The following were noted
TMBC had APPROVED the following:
TM/22/00408/FL Construction of new church building including external works to form car park and paved area at Tennis Courts, West of Games Area, Gibson Drive, Kings Hill
- TM/20/00481RD** Details of condition 37 submitted pursuant to planning permission TM/13/01535/OAEA (Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multi-functional extension to the community centre, a youth outdoor recreational facility, renormalisation of car parking areas at the community centre and adjacent to Crispin Way, alterations to the highway network at alexander Grove, Gibson Drive and Queen Street and open space including a new linear park, trim trails, woodland paths and greens spaces (the primary school has been granted planning permission by KCC under ref TM/14/01929/CRS) at Kings Hill Phase 3, Gibson Drive, Kings Hill.
- TM/22/00608/FL** Single storey rear extension at 16 Bramley Way, Kings Hill
- TM22/01103/RD** Details of condition 16 (construction management plan), 25 (site investigation) and 27 (archaeological watching brief) submitted pursuant to planning permission TM/18/03034/OAEA (Outline application: Redevelopment to provide up to 210 Class C3 residential units, together with landscaping, open space, and other associated works). All matters reserved for future approval except for access (sire 5.2-5.3 at Development site North and East of Jubilee Way, Kings Hill

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- TM/22/01616/FL** Change of use of unit 5C / 5D from E (c) (financial and professional services) and E (g) (business) to E (d) (gymnasium) 21 – 23 Queen Street, Kings Hill
- TM/22/01862/RD** Details of condition 13 (External Lighting) submitted pursuant to planning permission TM/18/03034/OAEA (Outline application: Redevelopment to provide up to 210 Class C3 residential units, together with landscaping, open space, and other associated works). All matters reserved for future approval except for access (sire 5.2-5.3 at Development site North and East of Jubilee Way, Kings Hill
- TM/22/02007/RD** Details of condition 10 (Service delivery plan, servicing and waste management plan and general site management plan) pursuant to Planning permission TM/21/02301/FL Erection of a Class E retail unit with access, car parking and associated works at 2 alexander Grove, Kings Hill
- TM/22/02034RD** Details of condition 33 (Lighting Details) submitted pursuant to planning permission TM/13/01535/OAEA (Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multi-functional extension to the community centre, a youth outdoor recreational facility, renormalisation of car parking areas at the community centre and adjacent to Crispin Way, alterations to the highway network at alexander Grove, Gibson Drive and Queen Street and open space including a new linear park, trim trails, woodland paths and greens spaces (the primary school has been granted planning permission by KCC under ref TM/14/01929/CRS) at Areas 4-8, Kings Hill Phase 3, Gibson Drive, Kings Hill.
- TM/22/02040/FL** Side extension to detached garage, addition of an upper floor and alterations to the roof at 33 Cardinal Walk, Kings Hill

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| TM/22/02160/FL | Two storey side/ rear extension (resubmission of TM/22/01193/FL) at 85 Discovery Drive, Kings Hill |
| TM/22/02209/FL | Two storey rear extension at 45 Langley Way, Kings Hill |
| TM/22/02262/LB | Replacement of first floor glazed screen windows (inner and outer) and replacement with single thermally broken double glazed screen and make good water damage at The Control Tower, 29 Liberty Square, Kings Hill |
| TM/22/02326/FL | Single storey rear extension. Demolition of existing dormer and construction of new dormer to Bedroom 3 En suite. New porch to the front of the property. Minor fenestration amendments and internal alterations. Associated hard and soft landscaping at 26 Dawn Lane, Kings Hill |
| TM/22/02387/PWC | Prior written consent under condition 26 of TM/13/01535/OAEA: 1 x Oak (applicants ref. T2) - Reduce south-west crown extent by up to 2m leaving wounds no greater than 80mm diameter and remaining crown extent no closer than 8m from trunk centre. Lift north-west crown to height of 4m by pruning tertiary branches within outer 2m of crown leaving wounds no greater than 70mm diameter. Remove all dead wood over 40mm diameter from crown. De-compact soil within area corresponding to rear garden at Plot 17 (using 'Terravent' to undertake de-compaction) and mulch this area with 100mm layer at Kings Hill Phase 3 Gibson Drive |
| TM/22/02452/FL | First floor side extension at 28 Lapins Lane, Kings Hill |
| TM/22/02474/TRD | Application to discharge condition 1 (notification of commencement of approved treatment) of TM/22/01526/TPOC at 5 Cellini Walk, Kings Hill |
| TM/22/02494/FL | Single storey rear extension at 23 Mitchell Road, West Malling |

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- TM/22/2500/CR3** Replacement of the existing cedar shingle roof covering with an insulated standing seam roof system to the entire school at Kings Hill Primary School, Crispin Way, Kings Hill
- TM/22/02509/FL** Erection of porch (retrospective) at 6 Regent Way, Kings Hill
- TM/22/02567/FL** Conversion of integrated garage to home office at 26 Mitchell Road
- TM/22/02708/RD** Details of condition 24 (landscape scheme) submitted pursuant to planning permission TM/13/01535/OAEA (Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multifunctional extension to the community centre, a youth outdoor recreational facility, formalisation of car parking areas at the community centre and adjacent to Crispin Way, alterations to the highway network at Alexander Grove, Gibson Drive, Queen Street and open space including a new linear park, trim trails, woodland paths and green spaces (the primary school has been granted planning permission by Kent County Council under ref TM/14/01929/CR3)
- TM/22/02723/PWC** Prior written consent: 1 x dead tree (standing adjacent to mini roundabout and number 14 – Fell and grind stump at Peregrine Road, Kings Hill
- TM/22/02729/FL** Part single / part two storey side extension with internal and external alterations at 1 Cleeve Court, Kings Hill
- TM/22/2803/RD** Details of condition 23 (Refuse collection and storage) pursuant to planning permission TM/18/03034/OAEA (Outline Application: redevelopment to provide up to 210 class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except access (site 5.2-5.3)) at Development site North and East of jubilee Way, Kings Hill

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TMBC had confirmed that **PERMISSION WAS NOT REQUIRED** for the following:

TM/22/02306/PWC Prior written consent: 1 x Hawthorn (opposite No 35) and 1 x Rowan (opposite streetlight JWEB 003) – Prune back crown to give clearance to highway (Low branches); 1 x Rowan (next to streetlight JWEB 003) and 1 x Whitebeam (next to streetlight JWEB 002) – Prune back crown to give 1m clearance below streetlight head; Stump opposite to No 19 – Grind out stump to allow replanting and infill pit at Winston Avenue, Kings Hill

TM/22/02307/PWC Prior written consent: 2 x Crab Apple (1 next to streetlight o/s No 50 and 1 outside No 37 adjacent to streetlight) – Prune back crown to clear steel light head by 1m; 1 x Crab Apple (o/s No 29) – Prune back crown to clear property by 2m; 4 x Lime (2 opposite No 38, 1 opposite garages for No 40 and 1 opposite No 40) and 1 x Pear (o/s No 43) – Crown lift to 6m above ground level at Braeburn Way, Kings Hill

TMBC had **REFUSED TO PERMIT** the following:

TM/22/02126/LDP Replacement and repositioning of existing fence with 2m high ivory composite fence and sliding gate at 159A Beacon Avenue, Kings Hill

TM/22/02247/FL Retrospective application for the erection of a front boundary fence at 4 Ruby Walk, Kings Hill

TM/22/02597/LDP Conversion of integrated garage to habitable space at 12 Saxon Close, Kings Hill

TMBC had confirmed that the following planning application **SATISFIED REQUIREMENTS OF CONDITIONS**

TM/22/02277/RD Details of condition 112 (drainage verification) pursuant to planning permission TM/21/02301/FL (erection of a class E retail unit with access, car parking and associated works) at 2 alexander Grove, Kings Hill

TMBC had **CERTIFIED** the following:

TM/22/02220/LDP Extension to an existing dropped kerb at 50 Discovery Drive, Kings Hill

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Chairman: Date: 06 April 2023

TM/22/02590/LDP Conversion of loft to habitable space with rooflight at 43 Shoemith Lane, kings hill

KCC had APPROVED the following.

KCC/TM/0175/2022 Replacement of the existing cedar shingle roof covering with an insulated standing seam roof system to the entire school at Kings Hill Primary School, Crispin Way, Kings Hill

P31/2023.5 **Planning enforcement:** The following were noted.
23/00147/WORKM Alleged work not in accordance with the approved planning permission at Area 14, Kings Hill Phase 3.
TMBC has concluded that the development identified on site had the benefit of planning permission granted under reference 21/02301/FL and the development was therefore in accordance with a proved plans and condition imposed.

23/00208/WORKM Alleged garage door on a car port at 18 Orchard Way, Kings Hill.
TMBC had concluded that the breach of planning control had been remedied through the grant of planning permission 22/02386/FL.

P31/2023.6 **Public Consultation on Kent County Councils Development Contribution Guide:** It was reported that KCC was working on a new Developer Contributions Guide and had invited feedback on the draft during an eight-week consultation. It was noted that the purpose of the Guide was to inform district, borough and city authorities and developers about the impact any proposed new development would have on KCC's services and the subsequent developer contributions required to mitigate those effects on education, highways, transportation, and waste. It was further noted that the guide would not specify every type of contribution that might be required to make development acceptable in planning terms, however, it would provide an overview of obligations which might be sought by KCC as part of the planning process.

P31/2023.7 **Local Plan Update:** It was reported that the next phase of the Local Plan was due to be discussed at TMBC's Housing and Planning Scrutiny Select Committee on Tuesday 21 March 2023.

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Chairman: **Date:** 06 April 2023

P31/2023.8 Broadwater Farm Update: Attention was drawn to the following:

- TMBC had agreed a new timetable with the planning applicant (Berkeley Homes) over its plans for Broadwater Farm and that it was expected that the housebuilder would soon submit amendments to its original plans. It is understood that there would be site visits in June with TMBC's Planning Committee making its determination in July, the application would then be referred to the Government Department for Levelling Up, Housing and Communities.
- The February Round Up from BAG which highlighted recent meetings with the Chairs of West and East Malling Parish Councils and with Matt Boughton (Leader of TMBC) and David Davies (TMBC's Strategic Planning & Infrastructure Cabinet Member), the joint PC green belt and the NPPF.

P31/2023.9 Green Belt Petition: A copy of a Green Belt petition had been received from West Malling and East Malling and Larkfield Parish Councils.

P31/2023.10 Levelling up and Regeneration Bill – Reforms to National Planning Policy: It was reported that the council's consultation response as approved by full council on 23 February 2023 had been submitted.

P32/2023

ENVIRONMENT ISSUES

P32/2023.1 Landscape Contractor Meeting: It was reported that Cllr. Falzon-Thomas and the Clerk had met with the contractor, they did a tour of the area assessing the works required at three sites namely Anson Avenue, Lapins Lane, and Garden Way. It was noted that Full Council had since agreed the quotations which were subsequently received, and the works had been carried out.

P32/2023.2 KHEM – Works to Woodland adjacent to Oaks Hamlet (Shoemith Lane): It was reported that several ash trees in the woodland belt adjacent to the properties on Shoemith Lane had been found to have ash dieback and as the disease weakened trees it has been necessary to fell them. It was noted that the trees which had been felled would be replaced with a mix of appropriate locally indigenous native trees and shrubs thus creating a more biodiverse woodland structure. Following a discussion, it was proposed, seconded and:

RESOLVED: That for future work, KHEM would be asked to liaise with KHPC prior to any works being carried out.

Unanimous

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Chairman: Date: 06 April 2023

P32/2023.3 Queens Canopy Community Orchard: It was reported that following the wishes of His Majesty the King, The Queens Green Canopy initiative had been extended to the end of March 2023. It was noted that Kings Hill Estate Management had invited residents to plant a tree in memory of loved ones and had chosen the area close to the pitches on the Sports Park. Following a discussion, it was proposed, seconded and:
RESOLVED: That KHEM would be asked to provide a site location plan for the planned Community Orchard. **Unanimous**

P33/2023 CLIMATE CHANGE ISSUES: Attention was drawn to the following.

- Cllr Barker was now the Chair of the KALC CC Advisory Group
- NALC had created a new network on climate emergencies which was for local councils already or considering acting locally to help tackle the climate and ecological emergency.
- The Climate Change WG would be meeting shortly and a report presented to the next committee meeting, one of the issues the WG would be discussing would be a Kings Hill Climate Change Action Plan.

P34/2023 ASSET OF COMMUNITY VALUE – FIELDS BEHIND AMBER LANE UPDATE: It was reported that following a review, TMBC’s CE, had confirmed that there was no justification to depart from the original decision so the ACV status with regards to the fields behind Amber Lane still stands.

P35/2023 SPEEDWATCH: Following a discussion, it was proposed, seconded and:
RESOLVED: That no further action would be taken at the present time. **Unanimous**

P36/2023 GOALPOSTS AT LAPINS LANE: It was reported that the council had become aware of a set of goalposts which had been installed at Lapins Lane without KHPC permission and that the councils’ insurer had suggested that the parish council install no ball games signs and / or signs stating that use of land for ball games is at the users own risk. Following a discussion, it was proposed, seconded and:
RESOLVED: That the insurers recommendation would be considered by full council at a future in May 2023. **By Majority**
Cllrs Rush and Kirk voted against the motion and requested their votes be recorded

P37/2023 KINGS HILL PARKING UPDATES: No new information received.

P38/2023 KENT HIGHWAYS

P38/2023.1 2023 / 2024 Highway Improvement Plan: Following a discussion, it was proposed, seconded and:
RESOLVED: To defer consideration until May 2023.

P38/2023.2 Parish Fault Reports: The reports for Kings Hill and West Malling as of 20 February 2023 were received and noted.

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Chairman: Date: 06 April 2023

P38/2023.3 Road Traffic Regulation Act 1984 Section 14 (1), As Amended by the Road Traffic (Temporary Restrictions) Act 1991 - A228 Ashton Way: It was reported that the SoS for Transport had directed that the Order made by KCC on 28 May 2022 be extended for a further 13 months to 26 December 2023.

P39/2023 COMMUNITY TRANSPORT SCHEME FOR KINGS HILL: Following a discussion, it was proposed, seconded and:
RESOLVED: To defer consideration until May 2023.

P40/2023 DATE AND TIME OF NEXT MEETING: Confirmed as 06 April 2023.

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Chairman: Date: 06 April 2023