

MINUTES OF A MEETING OF KINGS HILL PARISH COUNCILS PLANNING, TRANSPORT, ENVIRONMENT AND CLIMATE CHANGE COMMITTEE HELD AT THE KINGS HILL COMMUNITY CENTRE ON THURSDAY 06 APRIL 2023 AT 7.30 P.M.

Present: Cllrs: S. Barker, M. Colman & D. Rush

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

Others Present: 1 resident

Apologies: Cllrs. Falzon-Thomas, Kirk, Mclymont, Petty & Sherlaw

In the absence of the Committee Chairman, the meeting was chaired by Cllr. Colman. Cllr Colman opened the meeting and welcomed all present.

P41/2023 APOLOGIES FOR ABSENCE: It was proposed, seconded and:
RESOLVED: To approve the apologies received from Cllr. Falzon-Thomas (Family Commitment), Kirk (Family Commitment), Mclymont (Prior Commitment), Petty (Prior Commitment) & Sherlaw (Prior Commitment) **Unanimous**

P42/2023 TO RECEIVE DECLARATIONS OF INTEREST AND / OR LOBBYING:
 There were none.

P43/2023 TO DECLARE AN INTENTION TO RECORD: There were none

P44/2023 MINUTES
P44/2023.1 Minutes from the meeting held on 02 March 2023: Following a discussion, it was proposed, seconded and:
RESOLVED: That the minutes would be approved as a correct record of the proceedings. **Unanimous**

P44/2023.2 Matters Arising not included elsewhere on the agenda
P31/2023.10 Levelling Up and Regeneration Bill – Reforms to National Planning Policy: KHPC's response has been acknowledged. **Noted**

P32/2023.2 KHEM Liaison: KHEM had advised that they would endeavour to inform KHPC in advance of any tree or other works being undertaken.
Noted

P34/2023 ACV Update: TMBC had acknowledged the ACV application in respect to the land adjacent to Clearheart Lane. **Noted**

P45/2023 PLANNING ISSUES
P45/2023.1 APPLICATIONS FOR CONSIDERATION: It was proposed, seconded and:
RESOLVED: To comment as follows to TMBC **Unanimous**
TM/23/00422/LDP Lawful Development Certificate Proposed: Partial conversion of detached garage to form home workshop / music room at 12 Mercers Place, Kings Hill
NOTED: REFUSED BY TMBC

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Committee Chairman:

Date: 27 April 2023

TM/23/00394/FL Single storey rear extension at 2 Russet Way, Kings Hill
NEUTRAL / NO OBJECTION

TM/23/00354/FL Addition of a second floor to existing garage to create a habitable room at 6 Ruby Walk, Kings Hill
NEUTRAL / NO OBJECTION. TMBC would be requested to check the proposed room heights to ensure that they were compatible with building regulations.

TM/23/00411/LDP Lawful Development Certificate Proposed: single storey rear extension to existing house at 10 Goldings Close, Kings Hill
NEUTRAL / NO OBJECTION

TM/23/00649/LRD Details of condition 4 (written specification and timetable) submitted pursuant to Listed Building consent TM/22/02262/LB (Listed Building Application: 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
NEUTRAL / NO OBJECTION

TM/23/00481/LDP Lawful Development Certificate Proposed: Single storey rear extension at 22 Atlas Close, Kings Hill.
NEUTRAL / NO OBJECTION

TM/23/00461/RD Development Site Between 1 Tower View and 35 Kings Hill Avenue, Kings Hill
Details of condition 6 (materials) submitted pursuant to planning permission TM/18/03030/OAEA (Outline application: Development to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.1))
APPLICATION WITHDRAWN

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Committee Chairman:

Date: 27 April 2023

TM23/00462/RD Development Site Between 23 Kings Hill Avenue and 8 Abbey Wood Road, Kings Hill
 Details of condition 6 (materials) submitted pursuant to planning permission TM/18/03030/OAEA (Outline application: Development to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.6))

APPLICATION WITHDRAWN

P45/2023.4 Planning decisions
 It was reported that **TMBC had APPROVED the following:**

Noted

TM/23/00063/FL 3 Townsend Square, Kings Hill
 A first-floor development to extend over the top of the pre-existing garage, expanding the two bedrooms.

TM/23/00160/FL 2 Jospheine Lane, Kings Hill
 Single store rear extension with internal alteration

TM/23/00075/FL Kilquade House, 4 Wilkinson Place, Kings Hill
 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.

It was reported that TMBC had CONFIRMED THAT PRIOR APPROVAL WAS NOT REQUIRED in respect of the following.

Noted

TM/23/00324/PDVLR 21 Baxter Way, Kings Hill
 Prior Notification for Larger Home Extension (Part 1 Class A): Single storey flat roof rear extension to a depth of 4m, maximum roof height of 2.9m and eaves height of 2.6m

P45/2023.5 Planning Enforcement: TMBC were investigating the following:

Noted

23/00062/WORKM Alleged unauthorised hardstanding at 3 Lysander Road, West Malling

P45/2023.7 Local Plan Update: It was reported that TMBC had extended the timeframe and prior to the Regulation 19 Consultation there would be a Regulation 18b Consultation possibly commencing in March 2024.

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P45/2023.8 Broadwater Farm Update: It was reported that whilst no new information had been received, it was noted that the proposed timeframe for the submission of the planning application had been pushed back. Following a discussion, it was proposed, seconded and:
RESOLVED: That TMBC would be asked to notify KHPC of any developments. **Unanimous**

P45/2023.9 TMBC Planning Obligations – Parish Infrastructure Statement (PIS): It was reported that TMBC was updating the PIS which outlined projects within Kings Hill that could potentially be funded / partially funded by a contribution within a S106 agreement. It was noted that as the Kings Hill PIS was only submitted in August / September 2022, TMBC had advised that if KHPC did not wish to include any further projects the existing infrastructure statement would be valid. It was further noted that funding allocations were still taking place and once this had been completed parishes would be contacted. There was therefore the window of opportunity for KHPC to put forward additional / new projects. Following a discussion, it was proposed, seconded and:
RESOLVED: That the 2022 Kings Hill PIS would be copied to committee members who would consider whether to put forward additional / new projects. **Unanimous**

P46/2023 ENVIRONMENT ISSUES

P46/2023.1 Open Spaces: Anson Avenue Tree Works: It was reported that a liquidambar on the Anson Avenue grassed area had failure at the union approximately 4 m up from the ground. This was unfortunately quite common with liquidambar. Considering the proximity of the tree to the play area and the general use of the green it did present a high risk and the contractor had advised that unfortunately as the tree would need to be cut below the union so the top half of the tree could be removed there was not much that could be done to make the tree safe while also retaining a tree of reasonable contribution. KHPC had therefore been advised to remove the tree and the works had since been carried out. Following a discussion, it was proposed, seconded and:
RESOLVED: That whilst the removal of the tree was regrettable this did present KHPC with the opportunity to plant a replacement tree to mark the Coronation of King Charles III. **Unanimous**

It was further:

RESOLVED: That advice would be sought from an arboriculturist on best use of the land **Unanimous**

It was further:

RESOLVED: That KHPC would participate in “No Mow May” and the contractor would be advised not to mow swathes of grass. **Unanimous**

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It was further.

RESOLVED: That advisory notices would be put up and the clerks would contact MVCP to see what guidance and promotional support was available to councils who were taking part in “No Mow May”.
Unanimous

P46/2023.2 Kent Tree and Pond Wardens

P46/2023.2.1 Kings Hill Community Tree Walk: It was reported that the Kings Hill Tree Wardens in conjunction with the Kent Tree and Pond Partnership was offering a tree walk for anyone interested on the morning of Sunday 04 June, starting at the community centre. Following a discussion, it was proposed, seconded and:

RESOLVED: That KHPC had no objection to the time and date and was unaware of any local event which would coincide with the event.
Unanimous

It was further.

RESOLVED: That the event would be locally advertised and as a courtesy the information would be copied to KHEM.
Unanimous

P46/2023.2.2 Tree Wardening Do’s and Don’ts: It was reported that in lieu of more formal terms and conditions, the Kent Tree and Pond Partnership had suggested that volunteer tree wardens be issued with recommended do’s (according to local circumstances and skill sets) and definite don’ts.
Noted

P46/2023.2.3 Information Received: It was reported that the lead of the Kent Tree and Pond Partnership had identified some veteran and notable trees in Kings Hill which were being put at risk because of erosion at their bases. It was further reported that as these trees were covered by TPO’s, TMBC had been advised and asked to ensure that the landowner make changes to protect the trees such as mulching the roots and to protect them with fencing. Following a discussion, it was proposed, seconded and:

RESOLVED: That KHEM be informed and asked to carry out some remedial work possibly in conjunction with KHPC
Unanimous

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P46/2023.3 TMBC TPO 22/00013/TPO: It was reported that TMBC had confirmed TPO's in respect of the following: **Noted**

Groups of Trees 2 Thuja, 1 maple and 2 birch trees adjacent to the tennis courts at Gibson Drive

Woodlands Mixed deciduous and evergreen trees (mainly Sweet Chestnut, birch and Beech with some holly, hawthorn, Acer and Oak) at land south of the tennis courts at Gibson Drive and north of Kings Hill Primary School.

P47/2023 CLIMATE CHANGE ISSUES

- Cllr. Colman reported that she had attended the recent KALC Climate Change Conference which she had found both interesting and informative. The presentation from the event would be obtained and discussed by the CCWG who were due to meet shortly.
- Work was to commence on the Kings Hill Climate Change Action Plan.
- The CCWG would be holding a "Greener Kings Hill" Open Meeting.
- Cllr Barker reported that as Chair of the KALC Climate Change Advisory Committee she would feedback important and useful data to KHPC.
- A Climate Change Emergency Took Kit was available.

P48/2023 KENT HIGHWAYS - Parish Fault Reports: The parish fault reports for the parishes of West Malling and Kings Hill for the month of March 2023 which had been copied to members were **RECEIVED AND NOTED.** Following a discussion, it was proposed, seconded and:

RESOLVED: That the KHS Highway Steward for Kings Hill would be invited to meet with representatives from KHPC. **Unanimous**

P49/2023 MATTERS FOR THE NEXT AGENDA: Future committee agendas to include an item for Transport heading and an item for a community transport scheme which the committee would begin to discuss, research and consider.

P50/2023 DATE AND TIME OF NEXT MEETING: Confirmed as 27.04.23 at 7.30 p.m.

There being no additional business the meeting concluded at 21.05 hours.

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