

**MINUTES OF A MEETING OF KINGS HILL PARISH COUNCILS' PLANNING AND TRANSPORT COMMITTEE HELD ON THURSDAY 07 SEPTEMBER 2023 AT 8.10 P.M. IN THE KINGS HILL COMMUNITY CENTRE**

**PRESENT:** Cllrs. Barker, Colman, Kirk, Rush and Sherlaw

**ALSO PRESENT:** Cllr. Vincent & Officers. K. Bell (Clerk to the Council) & D. Bayley (Assistant Clerk)

**APOLOGIES:** Cllrs. Mackay, Mclymont and Petty

In the absence of Cllr. Mclymont. The meeting was Chaired by the Committee Deputy Chairman. Cllr. Sherlaw. Cllr. Sherlaw opened the meeting and welcomed all present.

**PT 10/2023 TO RECEIVE APOLOGIES FOR ABSENCE:** It was proposed, seconded and:  
**RESOLVED:** To approve the apologies of Cllr. MacKay (Holiday), Mclymont (Prior Commitment) and Petty (Holiday) **Unanimous**

**PT 11/2023 DECLARATIONS OF INTERESTS AND / OR LOBBYING:** There were none.

**PT 12/2023 DECLARATIONS OF AN INTENTION TO RECORD:** There were none.

**PT 13/2023 MINUTES:**  
**PT 13/2023.1** It was proposed, seconded and:  
**RESOLVED:** That the The minutes from the meeting held on 06 July 2023 be approved. **Unanimous**

**PT 13/2023.2 Matters Arising not included elsewhere on the agenda:**  
 There were none

**PT 14/2023 PLANNING ISSUES**  
**PT 14/2023.1 Representations submitted to TMBC for the period 06.07.23 – 31.08.23:** Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That the representations be approved. **Unanimous.**

**TM/23/01313/FL** 93 Pippin Way, Kings Hill  
 Proposed loft conversion with dormer and Velux window.  
**OBJECTION.**

**TM/23/01327/RD** Phase 3 Gibson Drive, Kings Hill  
 Final verification report 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

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development, a multi-functional 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 and 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/23/01333/FL**

29 Avion Gardens, Kings Hill  
First floor rear extension and internal.

**NEUTRAL / NO COMMENT**

**TM/23/01387/LDP**

21 Chestnut Close, Kings Hill  
Loft conversion with dormer window to rear elevation and 2 No rooflight windows to front elevation.

**ADDITIONAL INFORMATION REQUESTED.**

**TM/23/01351/FL**

10 Admiral Way, Kings Hill  
Loft conversion with hip to gable roof and barn hip extension/s to side elevations, pitched roof dormer and 2 No rooflight windows to front elevation and dormer window to rear elevation.

**ADDITIONAL INFORMATION REQUESTED.**

**TM/23/01154/OB106D**

Area 62 Beacon Avenue, Kings Hill  
Approval of details as per Part 2.5.1 of 106 agreement to application TM/02/03429/OAEA

**NOTED**

**TM/23/01494/TPOC**

38 Meteor Road, West Malling  
T2-Large Mature oak tree. Large amounts of deadwood and crown reduction needed 2-2.5 meters of crown to be reduced- standing in rear garden.

**NO OBJECTION.**

**TM/23/01514/FL**

6 Admiral Way, Kings Hill  
Single storey rear extension

**NO OBJECTION.**

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**TM/23/01484/FL** The White House, 8 Fortune Way, Kings Hill  
Proposed dropped kerb and driveway.  
**NO OBJECTION.**

**TM/23/01572/FL** 35 Langley Way, Kings Hill  
First floor side extension to provide new bedroom with ensuite and single storey rear, full width extension.  
**NO OBJECTION.**

**TM/23/01683/OB106V** Development Site Between 1 Tower View and 35 Kings Hill Avenue, Kings Hill  
Variation of Section 106 Agreement.  
**NOTED**

**TM/23/01684/OB106V** Development Site Between 23 Kings Hill Avenue And 8 Abbey Wood Road, Kings Hill  
Variation of Section 106 Agreement.  
**NOTED**

**TM/23/01685/OB106V** Development Site North and East of Jubilee Way, Kings Hill  
Variation of Section 106 Agreement.  
**NOTED**

It was agreed that TMBC would be invited to meet with KHPC representatives to discuss S106 and the implications of the variations to the S106 agreements.

**TM/23/01641/FL** 17 Braeburn Way, Kings Hill  
Partial conversion of garage and changes to fenestration to form carers accommodation.  
**NEUTRAL / NO COMMENT**

**TM/23/01678/FL** 29 Avion Gardens, Kings Hill  
Two storey rear extension (partially retrospective) and internal alterations.  
**NEUTRAL / NO COMMENT**

**TM/23/01698/FL** 7 McArthur Drive, Kings Hill  
Conversion of garage into a ground floor bedroom.  
**NEUTRAL / NO COMMENT**

**PT 14/2023.2 Planning applications for consideration**

**RESOLVED:** To comment as follows to TMBC

**Unanimous**

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**TM/23/01812/RD**

Development Site between 1 Tower View and 35 Kings Hill Avenue, Kings Hill  
Details of conditions 6 (materials), 15 (EV charging), 18 (surface water drainage), 19 (surface water drainage implementation & Maintenance), 20 (infiltration), 21 and 26 (contamination remediation verification) Redevelopment 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))

**NOTED however information was requested in respect of the following:**

- 1. What control measures would be made to ensure use of the EV charging points was restricted to residents only.**
- 2. What voltage would the EV charging points be?**
- 3. Details of the Charging method to be used and the cost for using the EV Charging Points**

**TM/23/01813/RD**

Development Site Between 23 Kings Hill Avenue And 8 Abbey Wood Road, Kings Hill

Details of conditions 6 (materials), 15 (EV charging), 18 (surface water drainage), 19 (surface water drainage implementation & maintenance), 20 (infiltration), 21 (infiltration), 26 (contamination remediation verification) and 27 (archaeological watching brief) submitted pursuant to planning permission TM/18/03033/OAEA (Outline Application: Redevelopment 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))

**NOTED however the same information was requested as per planning application TM/23/01813/RD**

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**TM/23/01823/RD** 50 Gibson Drive, Kings Hill  
 Details of Condition 3 (Demolition & Construction Management Plan) submitted pursuant to planning permission TM/23/00859/FL (Demolition of existing office (Use Class E) building and construction of a 78-bed care home (Use Class C2) with associated parking and development)  
**PARTIAL OBJECTION**  
**KHPC requested that internal historical elements of the building be retained.**

**TM/23/01750/LDP** 6 Hawkridge Grove, Kings Hill  
 Loft conversion with link-pitched dormer to rear elevation and 3 No rooflight windows to front elevation.  
**NO OBJECTION**

**TM/23/01761/FL** 6 Lancer Drive, Kings Hill  
 Proposed loft conversion with hip to gable with barn hip roof extension, 5 No rooflight windows to front elevation and crown top dormer window to rear elevation plus single storey ground floor rear extension.  
**OBJECTION**  
**KHPC believed the proposed development would be an overdevelopment of the site and have a detrimental impact on existing residential property.**

**PT 14/2023.3 Planning decisions** **Noted**

**TMBC had APPROVED** the following:

**TM/23/01070/LDP** 15 Chestnut Close, Kings Hill.  
 Conversion of the garage into habitable living space, replacing the garage door with a window. Additional off-road parking to the front of the property

**TM/23/01033/FL** 26 Dawn Lane, Kings Hill.  
 Two storey rear extension, new porch to the front of the property, minor fenestration amendments and internal alterations

**TM/23/00859/FL** 50 Gibson Drive, Kings Hill.  
 Demolition of existing office (Use Class E) building and construction of a 78-bed care home (Use Class C2) with associated parking and development

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**TM/23/01123/FL** 10 Kings Hill Avenue, Kings Hill.  
 Amendments to planning permission  
 TM/22/00972/FL
- TM/22/02591/RD** Development Site North and East of Jubilee  
 Way, Kings Hill  
 Details of condition 12 (Boundary Treatment)  
 submitted pursuant to planning permission  
 TM/18/03034/OAEA
- TM/23/01305/FL** Areas 4 To 8 Kings Hill Phase 3 Gibson Drive,  
 Kings Hill  
 Installation of public work of art in Linear Park.
- TM/23/01387/LDP** 10 Admiral Way, Kings Hill  
 Loft conversion with hip to gable roof and barn  
 hip extension/s to side elevations, pitched roof  
 dormer and 2 No rooflight windows to front  
 elevation and dormer window to rear elevation.

**KCC had APPROVED** the following.  
**TM/23/0703 &** Blaise Farm quarry  
**KCC/TM/0040/2023** Construction of new storage bays and workshop  
 building (part retrospective at In Vessel  
 Composting Facility

Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That TMBC would be asked to provide feedback where  
 planning decisions had differed from KHPC's  
 representation and that in future KHPC representation  
 would be indicated on the agenda. **Unanimous**

**PT 14/2023.4 Protocols for calling in a planning application:** Following a  
 discussion, it was proposed, seconded and:  
**RESOLVED:** That upon receipt of the weekly list of Planning  
 Applications (List B) the Clerk / Assistant Clerk  
 and Committee Chair would examine it for Kings  
 Hill and cross border planning applications and  
 submit a request for an application to be called in  
 were deemed necessary as the call-in request  
 could always be withdrawn. **Unanimous**

**PT 14/2023.5 Planning Enforcement Cases for noting.** None received.

**PT 14/2023.6 Planning Enforcement Cases decisions**  
**23/00124/WORKM** Alleged breach of planning control at 77  
 Lapins Lane, Kings Hill.  
 TMBC had concluded no action.

**PT 14/2023.7 Broadwater Farm Update:** No new information received.

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**PT 14/2023.8 Blaise Farm Quarry:** It was reported that whilst there had been no new information received. KHPC has requested data from KCC following the recent trial blasts.

**PT 14/2023.9 Local Plan:** Attention was drawn to the following.

- Reg 18B was due to be published in Spring 2024 and would include an extra 57 sites.
- The letting plan was still being drafted.
- For the sake of speed, a light GB study was proposed but there had been a compromise and a full GB study would be undertaken which would put pressure on the timeframe for the plan.
- TMBC had always supported the wedge between West and East Malling as it protected West Malling as a rural town.
- Parishes had asked if they could have the opportunity to see the plan before it went “live” so that they had a chance to appraise.
- TMBC’s Planning Policy and Leisure Services was currently working on an Open Space, Indoor and Outdoor Sport and Recreation Study with consultants PLC. This work would help inform the Local Plan, complement existing evidence, and help address the expectations of national legislation and policy. It was noted that the consultation would commence week commencing 11 September 2023 and KHPC would be invited to comment.

**PT 14/2023.10 Street Name Plate junction Lambourne Drive and Worcester Avenue:** It was reported that in response to a resident complaint, TMBC had been asked to replace the street name signs for Lambourne Drive at the junction of Lambourne Drive and Worcester Avenue which had substantially deteriorated. It was noted that the street name plates had never been replaced and were some of the oldest in Kings Hill. **Noted**

**PT 15/2023 KINGS HILL NEIGHBOURHOOD PLAN:** Cllr. Rush asked the committee to make a recommendation to full council for KHPC to commence work on a Neighbourhood Plan. Following a discussion, it was proposed, seconded and:

**RESOLVED:** That prior to making a recommendation to full council, in the first instance: **Unanimous**

- KHPC would ascertain at what stage cross border parishes were at.
- Approximate costs would be ascertained from parishes who would soon be going to referendum, i.e. Paddock Wood and Pembury which were within the TW District.

**PT 16/2023 TRANSPORT ISSUES**

**PT 16/2023.1 KHS - Parish Fault Reports:** The fault reports listing outstanding issues as of 30 August 2023 had been copied to members. **Noted**

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**PT 16/2023.2 2023 / 2024 Kings Hill Highways Improvement Plan**

**(HIP):** It was reported that at the previous Committee meeting that Kent Highways Services had advised that as far as the request for a crossing at Discovery School was concerned, as the school did not have an Active Travel Plan, they would like the school to meet with KCC’s Active Travel Plan Officers. For this reason, Kent Highway Services had asked KHPC to consider having as its priority for 2023 / 2024 support for the proposed one-way system with the likelihood that the Traffic Regulation Order (TRO) would be funded. It was noted that at the previous committee meeting, it was agreed that the matter would be considered at this meeting. Following a discussion, it was proposed, seconded and:

**RESOLVED:** That the request for a crossing at Discovery School would remain on the 2023 / 2024 HIP. **Unanimous**

It was further.

**RESOLVED:** That additional information for the proposed one-way system was required for committee consideration following which it might be included on the KHPC 2024 / 2025 HIP. **Unanimous**

**PT 16/2023.3 Emerging Local Transport Plan:**

It was reported that KCC was consulting on its new draft Emerging Local Transport Plan and that the consultation closed on 18 September 2023. It was noted that the information had previously been copied to members. Following a discussion, it was proposed, seconded and:

**RESOLVED:** That the information would be recirculated to members who would respond on an individual basis should they wish with the Clerks responding on behalf of KHPC. **Unanimous**

**PT 16/2023.4 TMBC Parking Measures Update:**

It was reported that TMBC had advised that there had been a delay in the programme for the implementation of the Kings Hill Parking Review. They had everything ready to roll out to residents and contractors about to start lining work but were informed by KCC that too long had passed since the start of the statutory consultation and they were unable to seal the Traffic Regulation Order. In order to address this, TMBC would be repeating the statutory consultation and invitation of objections in the next few weeks on proposals previously circulated except for fortune Way and Milton Lane which were subject to KCC developing proposals for one-way traffic flow) with the aim of reporting back to the next meeting of the Joint Transportation Board.

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Subject to this outcome of the consultation and the agreement of the Board, TMBC would be looking to implement in Spring 2024. **Noted**

Cllr. Kirk asked the committee to consider recommending to full council that KHPC requests TMBC to consider a more measured approach to the parking situation on Kings Hill rather than repeating the same consultation. Following a discussion, it was proposed, seconded and:

**RESOLVED:** That this recommendation would be made to full council. **Unanimous**

**PT 16/2023.5 Speed Matters**

**PT 16/2023.5.1**

**Speedwatch:** Following a discussion, it was proposed, seconded and:

**RESOLVED:** That this item would be deleted from future agenda.

**Unanimous**

**PT 16/2023.5.2**

**Speed Checks:** It was reported that the Neighbourhood Beat Officer hoped to do some speed checks within the parish and had asked for details of specific problem areas. It was noted that as she covered other parishes it would not be extensive, but she was hoping that by conducting some highly visible checks in problem areas it might have an impact and deter speeding offences. Following a discussion, it was proposed, seconded and:

**RESOLVED:** That the speed checks were to be welcomed, and the Beat Officer would be asked to consider carrying out random speed checks in Beacon Avenue, Tower View and Regent Way.

**Unanimous**

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- PT 17/2023 PUBLIC RIGHTS OF WAY - Diversion of Public Footpath MR144 (part), Kings Hill.** It was reported that under s119 of the Highways Act 1980, KCC had made an Order to divert part of the Public Footpath.
  
- PT 18/2023 COMMUNITY EMERGENCY PLANNING:** Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That this matter would be deferred to the next committee meeting. **Unanimous**
  
- PT 19/2023 COMMUNITY TRANSPORT SCHEME FOR KINGS HILL:** Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That this matter would be deferred pending KCC confirming that they would be making available a grant scheme for 2024. **Unanimous**
  
- PT 20/2023 ASSETS OF COMMUNITY VALUE:** TMBC had advised that the ACV nominations in respect of the open space near the Golf Club and off Tower View which had been accepted in 2016 had been removed from the list. It was noted that all ACV nominations were only valid for 5 years and then they must be removed from the list, however KHPC had been invited to renominate the ACV's if they were still considered to be ACV's. Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That KHPC would renominate the ACV's. **Unanimous**
  
- PT 21/2023 MOBILE PHONE MASTS:** It was reported that the masts were due to be upgraded towards the end of 2023 and that more detailed information was awaited. **Noted**
  
- PT 22/2023 DATE AND TIME OF NEXT MEETING:** Confirmed as 05 October 2023. Confirmation and time subject to PC approval.

There being no additional business, the meeting concluded at 9.25 p.m.

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