

Kings Hill Parish Council

Kings Hill Community Centre, 70 Gibson Drive, Kings Hill, Kent ME19 4LG

Tel: 01732 870382

<https://www.kingshillparish.gov.uk>

FULL COUNCIL 13th April 2022

MINUTES

Present: Chairman Cllr T Petty, Cllr S Falzon-Thomas, Cllr D Hurring,
Cllr M Colman, Cllr D Rush, Cllr A Vincent, Cllr D Waller arrived at 19:35

Officers: Parish Clerk – Tony Petty
Democratic Services Officer – Barb Playfoot

Public Session: None

1. Apologies for Absence

Cllr S Barker, Cllr C Henley, Cllr A Kilvington, Cllr S Kirk

2. To receive Declarations of Interest

None given

**3. TO APPROVE THE MINUTES OF 30th March 2022
APPROVED**

4. PLANNING

To comment on the Broad Water Farm Development

Confirm that Parish Council insists on be included in discussions relating to this matter.

Cllr Petty suggested that a Planning Committee be reformed to respond to planning applications on behalf of the Parish Council. The Committee will consist of four councillors as follows:

Cllr A Petty

Cllr D Rush

Cllr M Coleman

Cllr S Falzon-Thomas

AGREED

Other Planning Comments

Comment Date 25th April 2022

TM/22/00467/FL

85 Discovery Drive Kings Hill West Malling Kent ME19 4DJ

Three storey side/rear extension

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/00467/FL>

TM/22/00468/FL

85 Discovery Drive Kings Hill West Malling Kent ME19 4DJ

Front extension to garage and addition of carport

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/00468/FL>

Both planning applications above are an **over-development** of the location, making the property **out-of-character** with the surrounding properties and **un-neighbourly**,

especially the proposed THREE STOREY extension. This would create a SEVEN bed house with what appears to be an annex (more investigation recommended to verify details, usage and scope). There is clearly inadequate parking available for a house of this size and occupation, even for current usage. In addition, there is concern that the development may mean that the Use Class would need to be changed, as it does not appear to me to fit in with the Class C3 Dwelling Houses definition. Note that there have been continual developments of this house since original build: TM/03/03147, TM/06/02827, TM18/01042; cumulatively and consider that these are excessive for the location. To confirm, Kings Hill Parish Council recommend refusal of the second, even if the first was also refused, for the highlighted reasons above.

TM/22/00523/FL

27 Alfriston Grove Kings Hill West Malling Kent ME19 4AS

Single storey side kitchen extension

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/00523/FL>

NO OBJECTION

KHPC would strongly suggest solar hot water heaters as well as solar voltaics and the latest coated windows that can generate power almost as efficiently as traditional panel are used. Buildings should adopt up to date eco technology suitable for the 21st century.

In addition it would be ideal to use as high a percentage of recycled materials as is practicable, including such developments as Wood Polymer Composites. This does not mean materials which are sold as "Composite" but are filled with materials like brick dust, ensuring engineering grade materials conform to standards such as BS EN 15534-4:2014.

TM/22/00549/FL

16 Lapins Lane Kings Hill West Malling Kent ME19 4LA

First floor extension and internal alterations

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/00549/FL>

NO OBJECTION

KHPC would strongly suggest solar hot water heaters as well as solar voltaics and the latest coated windows that can generate power almost as efficiently as traditional panel are used. Buildings should adopt up to date eco technology suitable for the 21st century.

In addition it would be ideal to use as high a percentage of recycled materials as is practicable, including such developments as Wood Polymer Composites. This does not mean materials which are sold as "Composite" but are filled with materials like brick dust, ensuring engineering grade materials conform to standards such as BS EN 15534-4:2014.

TM/22/00608/FL

16 Bramley Way Kings Hill West Malling Kent ME19 4BD

Single storey rear extension

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/00608/FL>

NO OBJECTION

KHPC would strongly suggest solar hot water heaters as well as solar voltaics and the latest coated windows that can generate power almost as efficiently as traditional panel are used. Buildings should adopt up to date eco technology suitable for the 21st century.

In addition it would be ideal to use as high a percentage of recycled materials as is practicable, including such developments as Wood Polymer Composites. This does not mean materials which are sold as "Composite" but are filled with materials like brick dust, ensuring engineering grade materials conform to standards such as BS EN 15534-4:2014.

5. YELLOW LINES/TMBC RESPONSE

To approve the next course of action

Cllr Petty to arrange a meeting with TMBC to discuss the yellow line consultation.

Cllr Rush asked if there was any record of the 2018 yellow line residents survey results. It was agreed that these would be passed to Cllr Rush to examine.

Cllr Hurring suggested that after the preliminary meeting, KHPC agree a corporate response to the yellow line proposal.

AGREED

6. QUEENS JUBILEE CELEBRATIONS

Updates from all

Cllr Vincent recommended that the Events working group get up to speed with the Queens Jubilee Celebrations plans so far and the Events working group would also take responsibility for the Kings Hill Fete & Car Show along with any future events.

AGREED

7. KINGS HILL FETE & CAR SHOW

To look at the programme of activities Cllr Henley to report (Outline Plans)

See item 6

8. KHREMC FEES / PROLOGIS RESPONSE

To approve next course of action

Prologis refused to meet with KHPC and the public to discuss the rise in KHREMC fees. Cllr Petty proposed that those residents who initially approached the council regarding the rise in fees be contacted directly. Also, information be posted on Social media and the website informing residents of the forthcoming Annual Parish meeting and a newsletter be produced for distribution to all households.

AGREED

9. COMMUNITY ENGAGEMENT

Cllr Henley to outline a proposal for monthly engagements and outline proposals for updating information. This will include Councillor Surgeries and quarterly Parish Update.

DEFERRED TO NEXT MEETING

EXCLUSION OF PRESS AND PUBLIC It is recommended that under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1 of Part 1 of Schedule 12(A) of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

10. STAFFING MATTERS

To consider how the Clerks position will be covered for the future.

Steve Nash has resigned as locum Clerk and Cllr Tony Petty will hold the position of Volunteer Clerk and RFO until a suitable experienced candidate is appointed.

Cllr C Henley has resigned as a Councillor and Cllr S Falzon-Thomas accepted the position of Deputy Chairman.

APPROVED by six councillors, one no vote

11. DEPUTY CLERK APPLICATION

To consider job application received for the position of Deputy Clerk

Cllr Petty reported that he and three other councillors had interviewed a candidate for the position of Deputy Clerk. He said that the candidate interviewed well and asked for approval to appoint N Henley to the position.

APPROVED by six councillors, one no vote

12. ACCOUNTING UPDATE

Chairman to provide verbal update

The Chairman updated the meeting with the current state of the KHPC finances and that a loss of income claim due to the COVID pandemic was being actioned.

NOTED

Meeting closed at 21.15

Date of next meeting – Wednesday 27th April 2022

Council Members:

Cllr T Petty - Chairman

Cllr S Barker

Cllr M Colman

Cllr S Falzon-Thomas

Cllr D Hurring

Cllr A Kilvington

Cllr S Kirk

Cllr D Rush

Cllr A Vincent

Cllr D Waller