

**MINUTES OF A MEETING OF KINGS HILL PARISH COUNCILS PLANNING, TRANSPORTATION, ENVIRONMENT AND CLIMATE CHANGE COMMITTEE HELD IN THE GIBSON SUITE, KINGS HILL COMMUNITY CENTRE AT 19.30 HOURS ON THURSDAY 06 OCTOBER 2022.**

**PRESENT:** Cllrs. Barker, Coleman & Rush

**OFFICER PRESENT:** K. Bell (Clerk)

**APOLOGIES:** Cllrs. Falzon-Thomas, Kirk, Mclymont & Petty

**ALSO PRESENT:** Cllr. Sherlaw

In the absence of Committee Chairman Cllr. Falzon - Thomas, it was proposed, seconded and:

**RESOLVED:** That the meeting would be chaired by Cllr. Coleman.

**2022/10.1 APOLOGIES FOR ABSENCE:** It was reported that apologies for absence had been received from Cllr. Kirk (Unwell), Cllr. Mclymont (Holiday), Cllr. Falzon-Thomas (Work Commitment) and Cllr. Petty (Unwell). It was proposed, seconded and:  
**RESOLVED:** That the apologies for absence and the reasons be approved  
**Unanimous**

**2022/10.2 DECLARATIONS OF INTEREST AND / OR LOBBYING:** Cllr. Barker declared that she had been lobbied in respect of items 2022/10. (Climate Change) and item 2022/10.14 (Speedwatch)

**2022/10.3 DECLARATIONS OF INTENTION TO RECORD:** There were none

**2022/10.4 MINUTES:** It was proposed, seconded and:  
**RESOLVED:** That approval of the minutes from the meeting held on 21 July 2022 be deferred to the next meeting. **Unanimous.**  
There were no Matters Arising which had not been included elsewhere on the agenda.

**2022/10.5 PLANNING APPLICATIONS:** It was proposed, seconded and:  
**RESOLVED:** To comment as follows to TMBC. **Unanimous.**  
**TM/22/01829/FL** Single storey rear extension. Part vertical extension over existing bedroom 3 ensuite with new hipped roof over. New media room within new roof at second floor level. 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  
**OBJECTION:** KHPC believed that the proposal represented an overdevelopment of the site which was incompatible with existing residential development and might adversely affect nearby residential property.

**TM/22/01882/FL** Installation of a first-floor window to the front elevation at 36 Hazen Road, Kings Hill  
**NO OBJECTION**

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**Committee Chairman:**

**Date:**

- 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 (site 5.2-5.3) at Development Site North and East of jubilee Way, Kings Hill  
**OBJECTION:** KHPC supported the views expressed by Environmental Health, in addition KHPC would like to see more LED and solar lighting.
- TM/22/01832/LDP** Lawful Development Certificate Proposed: Loft conversion with dormer window to rear elevation and 4 no. rooflight windows to front elevation at 21 Atlas Close, Kings Hill  
**NO OBJECTION**
- TM/22/02007/RD** Details of conditions 9 (Travel Plan), 10 (Delivery) and Service Management Plan and Delivery and Waste 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  
**OBJECTION**
- KHPC requests a no right turn into Alexander Grove except for HGV deliveries
  - KHPC requests an action plan covering opening hours for the opening launch period and the first few trading weeks
  - KHPC requests that constraints are put in place to avoid the blocking of the highway
  - KHPC requests no overnight deliveries
  - KHPC would like to know how the travel plan is to be enforced
  - Staff must be encouraged not to use nearby residential roads for parking especially Warwick Road, which is an unadopted private road, KHPC was concerned that unregulated parking on Warwick Road could lead to the blocking of the access to the school.
- 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  
**OBJECTION:** KHPC believed that the proposal represented an overdevelopment of the site which was incompatible with existing residential development and might adversely affect nearby residential property.

## 2022/10.6 PLANNING DECISIONS

It was reported that **TMBC HAD CERTIFIED** the following:

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**TM/22/01491/LDP** Lawful Development Certificate Proposed: Loft conversion with rear dormer. All materials to match existing at 9 Amber Lane, Kings Hill

It was reported that **TMBC HAD APPROVED** the following:

**TM22/01463/FL** Single storey rear extension at 4 Townsend Square, Kings Hill

**TM/22/01310/FL** Temporary change of use of compound for a 3-year period to provide welfare facilities for employees of the Kings Hill Phase 3 development at Land Parcel adjacent to Electricity Sub Station, Beacon Avenue, Kings Hill

**TM/22/01319/FL** Provision of a temporary estate compound for storage purposes to include salt storage, green waste, and containers for small plant, during Phase 3 of the Kings Hill development at Land Parcel between 21 and 23 Kings Hill Avenue, Kings Hill

**TM/22/01342/FL** Single storey rear extension and part garage conversion at 16 Worcester Avenue, Kings Hill

**TM/22/01430/FL** Partial garage conversion to habitable accommodation with no external alterations at 35 Stirling Road, West Malling

It was reported that **TMBC HAD REFUSED TO PERMIT** the following

**TM/22/01374/FL** Proposed roller shutter and dividing wall to cart barn at 21 Waterloo Walk, Kings Hill

**2022/10.7**

**PLANNING ENFORCEMENT:** The following were noted

**22/00411/WORKM** 30 Victoria Drive, Kings Hill: TMBC had established that the unauthorised structure situated in the rear garden had been removed.

**22/00195/WORKM** 4 Ruby Walk, Kings Hill: TMBC was investigating an alleged unauthorised means of enclosure at front of property

**22/00276/WORKM** 15 Anisa Close, Kings Hill: TMBC had concluded that the bollards located to the front of this residential dwelling were too minor to comprise development as defined by Section 55 of the Town and Country Planning Act 1990.

**22/00145/USEM** 31 Mitchell Road, Kings Hill. TMBC had concluded that the development identified on site was considered to fall within the provisions of Class A of Part 1 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015

**22/00196/WORKM** Kings Hill Phase 3: TMBC was investigating an alleged breach of TM/13/01535/OAEA (Ruton Square)

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**22/00090/WORKM** 1 Anson Avenue, Kings Hill: TMBC had concluded that land situated to the south of 1 Anson Avenue was no longer being used as a residential garden area ancillary to 1 Anson Avenue.

**22/00217/WORK** 1 Francis Lane, Kings Hill: TMBC had identified a breach of planning control but had determined that it was not expedient to take any enforcement action

**21/00062/WORKM** Teston Road, Watlington: TMBC had investigated and concluded that no development had been identified as having taken place.

**2022/10.8** **TREE WARDEN:** Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That contact details for the tree wardens would be clarified  
**Unanimous.**

It was further  
**RESOLVED:** That the tree wardens would be asked to present reports to council on a regular basis.  
**Unanimous.**

It was further  
**RESOLVED:** That Terms of Reference would be discussed at a future meeting.  
**Unanimous.**

It was further  
**RESOLVED:** That KHPC would consider joining the Kent Men of the Trees.  
**Unanimous.**

It was further  
**RESOLVED:** That the item would be a standing agenda item for future PTECC Committee Meetings.  
**Unanimous.**

**2022/10.9** **LANDSCAPE CONTRACTOR MEETING:** Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That a meeting with the contractor would be arranged.  
**Unanimous.**

It was further  
**RESOLVED:** That the maintenance of Garden Way would be discussed at the next PTECC Committee Meeting.  
**Unanimous.**

It was further  
**RESOLVED:** That the Clerk would accompany Cllrs. Barker, Coleman, and Rush for a tour of Kings Hill.  
**Unanimous.**

**2022/10.10** **CLIMATE CHANGE UPDATE**

**2022/10.10.1** **Terms of Reference for Climate Change.** Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That Cllr Barker would re-circulate the draft Terms of Reference for consideration and approval at the next meeting. **Unanimous.**

**2022/10.10.2** **Update and feedback regarding the original Climate Change strategy document distributed by Cllr Falzon-Thomas.** In the absence of Cllr. Falzon-Thomas, it was proposed, seconded and:

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**RESOLVED:** That this item would be deferred to the next PTECC Committee meeting. **Unanimous.**

**2022/10.10.3 Creation of a Climate Change Working group:** Following a discussion, it was proposed, seconded and:

**RESOLVED:** That members would be invited to join a Climate Change Working Group. It was noted that initial expressions of interest had been received from Cllrs. Barker, Coleman, Falzon-Thomas and Sherlaw. **Unanimous.**

**2022/10.10.4 KALC T & M Area Committee – Climate Change Questionnaire:** Following a discussion, it was proposed, seconded and:

**RESOLVED:** That completion of the questionnaire would be delegated to the Clerk who would complete on the council's behalf. **Unanimous.**

**2022/10.11 SPEEDWATCH:** Following a discussion, it was proposed, seconded and:

**RESOLVED:** That in the first instance the council would ascertain the whereabouts of the existing speedwatch equipment, following which its condition would be examined to ensure its condition remained fit for purpose and safe to use. **Unanimous.**

**2022/10.12 AMBER LANE FIELDS ACV:** It was reported that TMBC whilst initially accepting the application to list the land as an ACV had since asked for the application to be withdrawn on the basis that in 2020 it had been included within a larger section called "Warren Woods Nature Park". TMBC had since provided mapping information which confirmed the inclusion of the land within the ACV listing for the Warren Wood. Following a discussion, it was proposed, seconded and:

**RESOLVED:** That the Amber Lane Fields ACV would be withdrawn.

**Unanimous.**

It was further

**RESOLVED:** That TMBC would be asked to provide a listing of all Kings Hill ACV's including any which might have expired.

**Unanimous.**

**2022/10.13 HOATH WOOD:** Following a discussion, it was proposed, seconded and:

**RESOLVED:** That the matter would be referred to TMBC's Planning Enforcement. **Unanimous.**

**2022/10.14 LOCAL PLAN:** It was reported that arrangements were being made for the Kings Hill Local Plan Open Meeting which would be held on Sunday 16 October 2022 and that the Working Group would be meeting ahead of the meeting on Monday 10 October to finalise the details of the presentation. The information which had been copied to members was RECEIVED AND NOTED. The office was thanked for printing off mapping information.

**2022/10.15 DATE AND TIME OF NEXT MEETING:** Confirmed as 03 November 2022 There being no additional business, the meeting concluded at 9.30 p.m.

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**Committee Chairman:**

**Date:**