

MINUTES OF A MEETING OF KINGS HILL PARISH COUNCILS' PLANNING AND TRANSPORT COMMITTEE HELD ON THURSDAY 05 OCTOBER 2023 AT 7.30 P.M. IN THE KINGS HILL COMMUNITY CENTRE

PRESENT: Cllrs. Colman, Kirk, Mackay, Mclymont, Rush and Sherlaw

ALSO PRESENT: K. Bell (Clerk), D. Bayley (Assistant Clerk), Mrs. K Tanner (B. Cllr) Mr C Brown (Borough Councillor from 8.45 p.m.) & 3 residents

APOLOGIES: Cllrs. Barker, and Petty

Cllr. Mclymont opened the meeting and welcomed all present.

PT 21/2023 RECEIVE AND APPROVAL OF APOLOGIES FOR ABSENCE: It was proposed, seconded and:

RESOLVED: That the apologies from Cllr. Barker (Prior Commitment) and Cllr. Petty (Personal Commitment) be approved.

Unanimous

PT 22/2023 DECLARATIONS OF INTEREST AND / OR LOBBYING: There were none.

PT 23/2023 DECLARATIONS OF AN INTENTION TO RECORD: There were none.

PT 24/2023 MINUTES

PT 24/2023.1 Approval of the minutes from the meeting held on 07 September 2023: It was proposed, seconded and:

RESOLVED: That the minutes be approved.

Unanimous.

PT 24/2023.2 Matters Arising not included elsewhere on the agenda

PT 16/2023.2 2023 / 2024 Kings Hill Highway Improvement Plan: KHS had advised that a crossing at Discovery School could be quite a controversial scheme as works would entail the loss of verge and trees together with the installation of flashing beacons outside residential property. If most of the issues were because of parent parking, KHS had suggested that KHPC waited to see how the education side worked and, in this respect, KCC's Transport Planner had confirmed that no School Travel Plan had been completed and there had been seemingly no contact / interaction with the school for several years.

Noted

Cllr Rush suggested the inclusion on the HIP of a road widening scheme at the entrance to the Sports Park. It was noted that whilst this scheme had already been declined by KHS the matter would be added to the agenda for the next P & T Committee

Noted

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Chairman:

Date: 02 November 2023

PT 16/2023.5.2

Speed Checks: It was reported that speed checks carried out by Kent Police on Tower View on 05 September 2023 yielded 5 issued tickets in 20 minutes, and on 06 October 2023 speed checks had yielded 9 issued tickets in 1 hour.

Noted

PT 25/2023 PLANNING ISSUES

PT 25/2023.1 Planning applications for Consideration: It was proposed, seconded and:

RESOLVED: To comment as follows to TMBC

Unanimous

TM/23/01999/FL

Partial conversion of existing garage into habitable space, keeping storage area to the front, new garage door to replace existing and replacement bifold doors to east side at 6 Ruby Walk, Kings Hill.

OBJECTION, previous comments for similar planning applications at this location would be reiterated.

TM/23/01971/FL

Single storey rear extension at 13 Meteor Road, West Malling

NO OBJECTION. KHPC requested the use of environmentally friendly and carbon neutral materials where possible.

TM/23/01903/LDP

Loft conversion, dormer with window and roof light, 2 no roof lights to existing roof line and new window to rear elevation at 38 Langley Way, Kings Hill

NO OBJECTION. KHPC requested the use of environmentally friendly and carbon neutral materials where possible.

TM/23/01927/PDV14J

Prior notification under Class J of Part 14 Schedule 22: Installation of 956 x500Wp panels to create a 478 kWp roof top solar PV array at David Lloyd Leisure. 21 Kings Hill Avenue, Kings Hill

NO OBJECTION. KHPC fully supported the proposal which was in line with the councils CC & E agenda.

PT 25/2023.2 Planning decisions

Noted

TMBC had APPROVED the following:

TM/23/01641/FL

Partial conversion of garage and changes to fenestration to form caters accommodation at 17 Braeburn Way, Kings Hill

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- TM/23/01572/FL** First floor side extension to provide new bedroom with ensuite and single store rear full width extension at 35 Langley Way, Kings Hill
- TM/23/01494/TPOC** 1 X Oak (standing in rear garden) – Reduce by 2-2.5 m (deadwood), T2 of Tree Preservation Order at 38 Meteor Road, West Malling
- TM/23/01514/FL** Single storey rear extension at 6 Admiral Way, Kings Hill
- TM/23/01313/FL** Proposed loft conversion with side dormer and velux window in side roofslope at 93 Pippin Way, Kings Hill
- TM/23/01154/OB106D** Approval of details as per Part 2.5.1 of 106 agreement attached to application TM/02/03429/OAEA (Addition 92,900 square metres B1 Business floorspace, residential development, public open space, sports, leisure and recreation facilities and associated infrastructure at Kings Hill and adjoining land at Heath Farm, East Malling.

The following planning application had been WITHDRAWN.

- TM/23/01752/NMA** Non material amendment to planning permission TM/23/00354/FL (addition of a second floor to existing garage to create a habitable room) to remove upper floor and replace window with bifold doors on east elevation at 6 Ruby Walk, Kings Hill

TMBC had CERTIFIED the following.

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

- PT 25/2023.3 Planning Enforcement Cases** **Noted**
23/00213/USEM Alleged unauthorised change of use of land to residential curtilage at 1 Alderman Place, Kings Hill

PT 25/2023.4 Planning Enforcement Cases decisions: None received.

PT 25/2023.5 Broadwater Farm Update: No new information received.

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PT 25/2023.6 Blaise Farm Quarry: KCC had confirmed that all blast results received by the Mineral Planning Authority in relation to operations at Blaise Farm Quarry are published on the website <https://www.kentplanningapplications.co.uk/Planning/Display/BLAST%20MONITORING%20RESULTS%20BLAISE%20FARM%20QUARRY> and that this includes the monitoring results for both trial blasts with an increased maximum instantaneous charge weight and those recorded in relation to recent blasts undertaken under the permitted level. It was noted that the covering message for each return indicated the charge weight used in each instance. It was further noted that to date, no information had been received from Gallagher's on whether it considered the trial to be a success or whether it was likely to prompt the submission of a planning application. Gallaghers had however confirmed that a report on the trial was being prepared and that once this process had been completed the company was planning to engage further with key stakeholders prior to any future application being made. The company was aware of KHPC's continued interest. **Noted**

PT 25/2023.7 Local Plan: B. Cllr. Mrs Tanner advised that TMBC were due to send new information of parishes shortly. **Noted**

PT 25/2023.8 Kent Mineral Sites Plan – Second Call for Sites Hard Rock: KCC was undertaking a review of the Kent Minerals and Waste Local Plan which would extend the Plan period to 2039. It was noted that a Call for Sites took place in 2022 which led to the nomination of Land to the South and West of Hermitage Lane, Aylesford which was subject to public consultation from June to July 2023. In response to the views received KCC was giving relevant stakeholders and interested parties a further opportunity to propose sites for the potential allocation of hard rock quarry to meet identified need within the Kent Minerals and Waste Local Plan 2024-2039. **Noted**

PT 26/2023 KINGS HILL NEIGHBOURHOOD PLAN: The Clerks were thanked for ascertaining feedback from neighbouring parishes and from parishes who had recently gone to referendum with their NP's. Following a discussion, it was proposed, seconded and:

RESOLVED: That KHPC would invite neighbouring parishes to meet informally to discuss and ascertain any commonality for Neighbourhood Planning. **Unanimous**

PT 27/2023 TRANSPORT ISSUES

PT 27/2023.1 KHS - Parish Fault Reports: The fault reports as at 25 September 2023 were noted. **Noted**

Standing Orders were suspended in order to invite the Borough Councillors and residents to speak on the Kings Hill Parking Review 2nd Formal Consultation. Standing Orders then resumed.

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PT 27/2023.2 TMBC - Kings Hill Parking Review 2nd Formal Consultation: Following a discussion, it was proposed, seconded and:

RESOLVED: That TMBC would be advised as follows:

- To clarify the omission of Regent Way from the consultation
- To give more weight to the feedback received from those within the KH community who might be negatively impacted by the implementation of double yellow lines.
- To consider a more measured approach to the parking situation in Kings Hill.
- To reiterate the comments submitted by residents in previous consultations.
- To explore considerate parking initiatives
- To focus on problems created by those choosing to park near crossing points and roundabouts.
- To consider the migration of displaced vehicles and the negative impact this would have on other areas not directly affected by proposals.

Unanimous

PT 27/2023.3 Kent Street: TMBC’s JTB recently agreed for KCC to proceed to detailed design and construction, with an amendment to the scheme of removing the cycle facility but providing a footpath between Kent Street and Beech Road.

Noted

PT 28/2023 PUBLIC RIGHTS OF WAY: Claimed upgrading of Public Footpath MR114 to Restricted Byway status: It was reported that an application had been submitted on behalf of the British Horse Society under Section 53 of the Wildlife and Countryside Act 1984 for the Definitive Map and Statement of Public Rights of Way to be modified by the upgrading of Public Footpath MR114 to Restricted Byway Status. It was noted that the application had been made solely based on historical documentary evidence and that KHPC had been invited to comment by 14 October 2023. Following a discussion, it was proposed, seconded and:

RESOLVED: That the council had **NO OBJECTION**, KHPC would however ask for bollards and kissing gates to be installed to prevent misuse of the bridleway.

Unanimous

PT 29/2023 COMMUNITY EMERGENCY PLANNING: Following a discussion, it was proposed, seconded and:

RESOLVED: That the matter would be deferred to the next committee meeting.

Unanimous

PT 30/2023 DATE AND TIME OF NEXT MEETINGS: Confirmed as 02 November 2023
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Chairman:

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