

MINUTES OF A MEETING OF KINGS HILL PARISH COUNCILS' PLANNING AND TRANSPORT COMMITTEE HELD ON THURSDAY 7th of December, 2023 AT 6.00P.M. IN THE KINGS HILL COMMUNITY CENTRE

PRESENT: Cllrs. Mclymont, Colman, Rush and Sherlaw

ALSO PRESENT: K. Bell (Clerk) & C. Stewart (locum) Cllr Mann (West Malling Parish Council)

APOLOGIES: Cllrs. Barker, Kirk and Mackay.

Cllr. Mclymont opened the meeting and welcomed all present including Cllr Mann from West Malling Parish Council

PT 40/2023 RECEIPT AND APPROVAL OF APOLOGIES FOR ABSENCE: It was proposed, seconded and:

RESOLVED: That the apologies from Cllrs. Barker, Kirk and Mackay should be accepted. **Unanimous**

PT 41/2023 DECLARATIONS OF INTEREST AND / OR LOBBYING: There were none.

PT 42/2023 DECLARATIONS OF AN INTENTION TO RECORD: There were none.

It was proposed, seconded and: **RESOLVED:** That item **PT/45/2023** should be brought forward to this point in the meeting. (See noted minute)

PT 43/2023 MINUTES

PT 24/2023.1 Approval of the minutes from the meeting held on 2nd of November, 2023: It was proposed, seconded and:

RESOLVED: That the minutes be approved. **Unanimous.**
There were no matters arising which had not been included elsewhere on the agenda.

PT 44/2023 PLANNING ISSUES

PT 44/2023.1 Planning applications

PT 44/2023.1

To approve the comments submitted for the period 02.11.23 to 30.11.23 and to offer additional comment in respect of the following.

23/03053/HH 11, Braeburn Way

Construction of wrap around single storey extension, changes to rear fenestration and moving of garden wall

NO COMMENT

23/02000/FL 12 Eden Way

Proposed installation of a window in my ensuite bathroom

NO COMMENT

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Chairman:

Date: 4th January, 2024

**PT 44/2023.2 Planning Applications to be considered.
TM23/03061 7, Busbridge Close**

Application for tree preservation order consent

3 x Ash (applicants ref. T1 - Standing at heights of 18m with lateral spreads of 7m) and 1 x Lime (applicants ref. T2 standing at 16m in height and with a lateral spread of 7m) - Pollard/reduce to a height of 9m and lateral spread of 5m. Remove epicormic growth and deadwood as found. Standing in Group G1 of Tree Preservation Order.

It was proposed, seconded and: **RESOLVED:** That the application should be considered by the tree officer and his comments advised to the parish council.

TM23/03122 7, Alderman Place

Application for tree preservation order consent

1 x Oak (in front of house and garage as marked on applicant's plan) - Reduce group of branches in close proximity to the house by 3M as shown on applicants photo, Reduce branches overhanging the garage by 3M as shown on applicants photo. Standing in Woodland W1 of Tree Preservation Order.

It was proposed, seconded and: **RESOLVED:** That the application should be considered by the tree officer and his comments advised to the parish council.

PT 44/2023.3 To receive a report in respect of the following considered at TMBC Planning 6th December 2023. (Information previously circulated)

TM/21/00881/OA Outline Application: Development of up to 65 dwellings (all matters reserved other than access) at Land south of Discovery Drive, Kings Hill

The clerk provided an update on the application which had been provided by TMBC planning department. It was noted that the application would now be considered later by the TMBC Planning Committee. It was proposed, seconded and:

RESOLVED. in view of the extensive planning history on this site, with a number of resubmissions, the Parish Council comment that it should have been re consulted on the various amended plans and requests that the council be provided with a precis of the discussions between the applicant and TMBC regarding such changes since 2021 and also of such discussions regarding this new revised application. **Unanimous**

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PT 44/2023.4 Planning decisions for noting.

TMBC HAS APPROVED the following

23/01698/FL 7 McArthur Drive

Conversion of garage into a ground floor bedroom.
Approved.

TMBC has determined that **PRIOR NOTIFICATION IS NOT REQUIRED** in respect of the following:

23/01927/PDV14 DAVID LLOYD LEISURE 21 KINGS HILL AVE.

Prior notification under Class J of Part 14 Schedule 2: Installation of 956 x 500Wp panels to create a 478 kWp roof-top solar PV array.

These were **noted** by members.

PT 44/2023.5 Planning Enforcement Cases for noting: None received.

PT 44/2023.6 Local Plan: No new information received.

PT 44/2023.7 Blaise Farm: No new information received.

PT 44/2023.8 Broadwater Farm: No new information received.

PT 45/2023 KINGS HILL NEIGHBOURHOOD PLAN: Cllr. Keith Mann from West Malling Parish Council who was attending as an invited guest / observer for this item provided an update regarding WMPC's Neighbourhood Plan

Cllr Man advised that WMPC had been occupied with other projects and had not had the capacity to take this process forward. He advised that WMPC would be prepared to work in cooperation with Kings Hill PC and other nearby parishes in preparation of Neighbourhood Plans going forward to address planning matters where the impact of development would affect the wider area and not just the parish where development was located. It was proposed, seconded and:

RESOLVED: That each parish would have their own plan but that they would work together on issues of common interest and investigate using the same planning consultant to assist with the plans preparation in order to avoid conflicting policies and achieve best value. **Unanimous**

PT 45/2023.1 Cllrs who attended the KALC Neighbourhood Planning seminar held on 21 November 2023 reported that they had found the event useful and informative. **Noted**

PT 45/2023.2 KHPC actions. Members considered that this process would take a minimum of two years and would require further consideration. **Noted**

PT 46/2023 TRANSPORT ISSUES

PT 46/2023.1 Kent Highway Services

PT 46/2023.1.1 Parish Fault Reports (November 2023):

Noted

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PT 46/2023.2 Road Widening Scheme And drop kerb request at entrance to Kings Hill Sports Park: There was no new information, but members discussed the issue. **Noted**

PT 47/2023 COMMUNITY EMERGENCY PLANNING: The interim deputy clerk was preparing an outline draft document in line with the KCC template for consideration by members. **Noted**

PT 48/2023 TMBC - On and Off-Street Parking Restrictions: Members discussed the proposal and in light of the information received, following which, it was proposed, seconded and:
RESOLVED: That KHPC object to the plans on the grounds that the retail and services in West Malling provided the main amenity centre for Kings Hill residents and any impact upon them would also affect the residents of Kings Hill. **Unanimous**

PT 49/2023 Rural Community Housing Enabling Service: This item to be added to the agenda for the 4th of January when Cllr Vincent would be able to attend. **Noted**

PT 50/2023 DATE AND TIME OF NEXT MEETING: Confirmed as Thursday 4th January 2024 at 6.00 p.m Cllrs Mclymont, Colman and Sherlaw submitted their apologies for this meeting in advance.

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