

MINUTES OF THE MEETING OF THE PLANNING AND TRANSPORT COMMITTEE OF KINGS HILL PARISH COUNCIL HELD ON THURSDAY 01 FEBRUARY 2024 AT 6.00PM

Present: Cllrs. Barker, Colman, Rush & Sherlaw (Deputy Committee Chairman)

Also Present: Parish Clerk, Locum Deputy Clerk & Cllr. A. Vincent (Observer & item PT71)

Apologies: Cllrs. Kirk, Mclymont & Petty

Absentee: Cllr. MacKay
No members of the public present

In the absence of the Committee Chairman, it was agreed that the Cllr. Sherlaw Deputy Committee Chairman would Chair the meeting,

PT 64 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE: Apologies received from Cllrs. Kirk (Prior Commitment), Mclymont (Holiday) & and Petty (Holiday) were approved. **Unanimous**

PT 65 DECLARATION OF INTERESTS AND/OR LOBBYING: There were none **Noted**

PT 66 TO DECLARE AN INTENTION TO RECORD: None **Noted**

PT 67 MINUTES: It was proposed and seconded and
PT 67.1 RESOLVED: The minutes from the meeting held on 07 December 2023 be approved. **Unanimous**
It was further
RESOLVED: The approval of the minutes of the meeting held on 04 January 2024 should be deferred until the next meeting as only one member present had been at that meeting. **Unanimous**

PT 67.2 2/2023 Matters arising not included elsewhere on the agenda.

PT 55/2023 TMBC On and Off-Street Parking Restrictions: No new information had been received from TMBC. **Noted**

PT 56/2023.3 Road Traffic Collision Outside Aldi (15.11.23): Whilst no new information had been received, it was noted that the Clerk was arranging to meet with KHEM and KHS to discuss highway safety issues in and around this locality. **Noted**

Members suggested that the council consider for inclusion on the 2024/2025 HIP the adoption of unadopted roads within KH by KHS

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Signed:

Date: 07 March 2024

PT 68

PLANNING
PT 68.1

Planning Applications for Consideration

RESOLVED: To comment as follows to TMBC
23/03245/TPOC

Two areas of woodland adjacent to Malling Road as indicated on applicant plans (consisting predominantly of sweet chestnut and sycamores, predominately multi-stemmed trees with the sweet chestnuts being lapsed coppice stools) – Prune to provide 4.75 – 5 m clearance over the highway and minimum of 3m clearance over the footpath as specified, reduce the density of woodland by up to 20% over the next 2 years by removing/reducing stems in proximity to the highway, undertaking selective work to manage the vegetation along the rear boundary of the adjoining residential property (a combination of reduction of branches back to the boundary and removal of stems back to the coppice stool as specified) and re-coppicing – these works will be distributed across the wooded area with works focusing on stools and stems growing at acute angles or with features that may compromise their structural integrity. Woodland W1 and W2 of Tree Preservation Area at **Various Land Parcels East of Malling Road surrounding Meteor Road, West Malling**

NO OBJECTION By Majority

23/03331

Lawful Development Certificate Existing: Single-storey rear extension at **17 Lancer Drive, Kings Hill**

NO OBJECTION provided eco-sustainable materials were used in the development **Unanimous**

23/03325

Prior written consent 1 x Lime (standing opposite numbers 12 and 14 and west of lamp post 005) – Lift to 6m above ground level and prune back at **Peregrine Road, Kings Hill**

NO OBJECTION Unanimous

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- 23/03303** Prior written consent 1 x Rowan (standing adjacent to the boundary between numbers 5 and 6) – Remove deadwood only at **Peregrine Road, Kings Hill**
NO OBJECTION Unanimous
- 23/03103** Details of conditions 7 and 8 (surface water drainage scheme) submitted pursuant to planning permission TM/23/00859/FL at **50 Gibson Drive, Kings Hill**
Noted
- 23/03327** Details of condition 15 (Car Charging points) under 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 **the Development site North and East of Jubilee Way, Kings Hill**
Noted however KHPC would query the number of EV Charging points being provided for the residential properties.
- 23/03463** Single Storey rear extension at **6 Lancer Drive, Kings Hill**
NO OBJECTION Unanimous
- 24/00027/PA** Non-material amendment to planning permission TM/23/00859/FL to remove the basement area from the approved plans at **50 Gibson Drive, Kings Hill**
Noted provided there was no adverse impact to the SUDs.
- 23/03484** Partial conversion of detached double garage to gym and creation of first-floor office with front and rear dormers at **22 Alderwick Grove, Kings Hill**
OBJECTION, KHPC thought that the proposal would be an overdevelopment of the site.

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Furthermore, if planning permission was to be granted then KHPC requested that permission be conditional upon there being no separate hereditament being created and that the use of the development be restricted to ancillary to the main accommodation dwelling

Unanimous

23/03434

Construction of wrap-around single storey extension, changes to rear fenestration, moving of garden wall at **11 Braeburn Way, Kings Hill**

OBJECTION, KHPC thought that the proposal would be an overdevelopment of the site.

Unanimous

PT 68.2

Area 2 Planning Committee: To receive any new information in respect of the following:

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.

Attention was drawn to the following:

- TMBC were reviewing the ecology/woodland and emergency access and once resolved it was likely that they would reconsult.
- The KH Tree Wardens were likely to submit further comments to TMBC Councillors through the avenues remaining open to the public now that the application had been called in.
- The Parish Council had particular concern over the biodiversity Net Gain (BNG) proposals being used to justify the felling of the trees and woodland that entered the planning portal dated November 2022 long after the public consultation closed. This had been raised with TMBC as an egregious result of a very poor Biodiversity Net Gain overview process.

Noted

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PT 68.3

Planning decisions for noting.

TMBC has APPROVED the following:

Noted

23/02028/LB Minor alterations to application ref TM/22/02262/LB (Replacement of first floor glazed screen windows (inner and outer) and replacement with single thermally broken double glazed screen and make good water damage) at 29 The Control Tower, Liberty Square, Kings Hill

TMBC has confirmed that PRIOR APPROVAL IS NOT REQUIRED for the following.

23/03206 Demolish Victorian style conservatory with a polycarbonate roof and replace with Edwardian style conse4rvatory with A-rated windows and doors and a high-performance glass roof to a depth of 6m maximum roof height of 3.30 m and eaves height of 2.20 at 15 russet Way, Kings Hill.

PT 68.4

Planning Enforcement Cases for noting.

23/00297/COM

Alleged unauthorised works at 50 Gibson Drive, Kings Hill

TMBC had confirmed that the demolition works had been approved on 18 December 2023, that the trees which should remain on site were still in situ and that the site would be kept under observation.

A228 Gates

TMBC was investigating the planning status in respect of the barrier gates which had recently been installed on the inbound entrance from the A228 to Kings Hill.

Noted

PT 68.5

Extension of Green Belt: TMBC’s Cabinet had agreed on 09 January 2024 that all policy options continued to be explored to protect the Green Belt and open land. **Noted**

PT 68.6

TMBC - Local Plan: TMBC had confirmed that the Reg 18b consultation was due to commence in April 2024. TMBC had not provided any detail regarding the 57 additional locations which had been identified following in the Reg 18 Consultation as this information was not yet within the public domain.

Cllr. Barker reported that she had attended a TMBC Meeting earlier in the week where a Water Update had been provided together with information on work which the water companies were currently undertaking.

Noted

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PT 68.7 Blaise Farm: The visit to the Quarry had been postponed to the Spring. Cllr. Rush asked if any information had been received following the blast trials. It was noted that if those trials led to the submission of a planning application, then it would be considered by the committee. **Noted**

PT 68.8 Broadwater Farm: TMBC had advised that they did not have any further updates on the Broadwater site concerning a further planning application. It was noted however that Berkeley Homes was promoting the site through the Local Plan and that the site was included in the call for sites. It was further noted that TMBC was currently collating the evidence base to inform the spatial strategy for the Reg 18b Local Plan which would identify sites that would form TMBC’s Housing Land Supply until 2041. It was also noted that Berkeley currently had development sites at other locations within Kent which due to the slowdown in the housing market might mean that they were not focused for the time being on the Broadwater site. **Noted**

PT 68.9 National Planning Policy Framework (NPPF) Consultation: A summary of the key points was copied to members. **Noted.**
Attention was then drawn to the Street Vote Development Orders Consultation; members thanked the Clerks for providing information on this issue and a precis on what it entailed. As the consultation closing date was 02 February 2024, the Clerks would respond on the council's behalf. **Noted**

PT 68.10 KCC - Kent Minerals and Waste Local Plan 2024-2039 - Pre-Submission Draft (Regulation 19) Public Consultation: It was reported that the Kent Minerals and Waste Local Plan set out the strategy for the sustainable management of Kent’s waste and supply of minerals and was the primary element of the development plan for Kent against which planning applications and appeals for minerals and waste development in Kent would be determined. It was noted that once adopted, the Kent Minerals and Waste Local Plan 2024-39 would update the adopted Kent Minerals and Waste Local Plan 2013-30 (as amended by the Early Partial Review (2020)). **Noted**
Cllr. Colman asked if the expiry date of the current Blaise Farm licence could be ascertained and Cllr. Rush asked if it could be ascertained if any of Wateringbury would be affected by extractions taking place north of Barming.

PT 68.11 Kings Hill Church: St Gabriels had advised that they were hoping to commence work on the build later this year. **Noted**

PT 69 TRANSPORT ISSUES

PT 69.1 Kent Highway Services: Parish Fault Reports January 2024 **Noted**

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PT 69.2 **2024/2025 Highway Improvement Plan HIP):** It was reported that the HIP was due for review. It was noted that the 2023/2024 HIP had included a request for a crossing at Discovery School, KCC subsequently advised that it was unlikely that this would be progressed without the school having an Active Travel Plan. It was further noted that KHS had requested KHPC to include a TRO for the proposed one-way system, whilst this was deferred pending the submission by KHS of definitive plans, KHS was informed that the council would consider the inclusion of the TRO in the 2024/2025 HIP. Following a discussion, it was proposed, seconded and:

RESOLVED: That in the first instance, KHPC would arrange to meet with C. Cllr Hudson and KHS.

Unanimous

PT 70 **COMMUNITY RESILIENCE DRAFT PLAN:** The Clerks were thanked for preparing and forwarding to members Version 2 of the draft Community Resilience Plan. Following a discussion, it was proposed, seconded and:

RESOLVED: That consideration of this item be deferred to the next meeting.

Unanimous

PT 71 **RURAL COMMUNITY HOUSING ENABLING SERVICE:** Cllr. Vincent was welcomed to the meeting. She had been invited to report to the Committee on a recent seminar she had attended which had been hosted by the Rural Community Housing Enabling Service. Cllr. Vincent informed members that the Rural and Community Housing Enabling service was an independent service for Kent and Medway, providing expertise and working directly with communities to deliver housing that matched what local people needed. It was hosted by the Kent Housing Group and worked with parish councils, communities, housing teams at district and borough councils, housing associations and local developers to identify rural communities where action needs to be taken to meet the housing needs of local people and facilitate any development. The service also supported the delivery of local needs for affordable housing and housing for older owner-occupiers in rural communities. It also supported community-led housing options as well as undertaking housing needs surveys, helping find suitable sites and acting as an honest broker between all partners. It was agreed that more information regarding Housing Needs surveys would be obtained for future consideration.

Noted

PT 72 **NEIGHBOURHOOD PLANNING:** It was agreed that this item would be deferred to the next meeting but would be placed higher up on the agenda for consideration.

Noted

PT 73 **DATE AND TIME OF NEXT MEETING:** Confirmed as 07 March 2024 at 6.00 p.m.

There being no additional business, the meeting concluded at 7.44 pm

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