

# KINGS HILL PARISH COUNCIL

## SUMMONS

Dear Member

You are hereby summoned to attend a meeting of the **Planning and Transport, Committee** being held in the **Kings Hill Community Centre** on **Thursday, 04 April 2024 at 6:00 pm**

*Karen Bell*

Parish Clerk  
26 March 2024

### **PUBLIC PARTICIPATION**

Members of the public are entitled to attend all meetings of the Parish Council and its committees. There is no public participation at committee meetings unless with the express permission of the Chairman. The council does however allow a period of time for public participation at all full council meetings.

**RECORDING (AUDIO AND / OR VIDEO OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA):** During the meeting, the public are allowed to record the Committee and Officers from the front of the public seating area only, providing it does not disrupt the meeting. Any items in the exempt part of the agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until the member of the public has finished speaking. The use of social media is permitted.

**MOBILE PHONES: Members** of the public are reminded that the use of mobile phones (other than silent) is prohibited at Parish Council and Committee meetings.

### **AGENDA**

- PT 83 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE**
- PT 84 TO RECEIVE DECLARATIONS OF INTEREST AND / OR LOBBYING**
- PT 85 TO DECLARE AN INTENTION TO RECORD**
- PT 86 MINUTES**
- PT 86.1** To approve the minutes from the meetings held on 04 January 2024 and 01 February 2024 (Previously circulated)
- PT 86.2** Matters Arising not included elsewhere on the agenda
- PT 87 PLANNING**
- PT 87.1 Planning Applications that required a response before the meeting:** For Noting (Appendix 1 Attached)
- PT 87.2 Planning Applications for Consideration**  
**24/00386/PA 2 Josephine Walk, West Malling**  
Section 73 application to vary conditions 2 (plans list) and 3 (external materials) relating to planning permission TM/23/00160/FL (Single storey rear extension) to allow a change to the external materials.

**24/00430/PA 14 Blenheim Road, West Malling**

Extensions to garage comprising of new pitched roof over existing to create a loft/bedroom with two front dormer windows and 4 x roof lights accessed by a new habitable side extension of the garage linking to the main house.

- PT 87.3 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.
- PT 87.4 Planning decisions for noting** (Appendix 2 Attached)
- PT 87.5 Planning Enforcement Cases** (Appendix 3 Attached)
- PT 87.6 TMBC - Local Plan**  
**PT 87.6.1 To receive any new information.**  
**PT 87.6.2 Local Green Space Engagement** (Previously circulated) (To be Tabled)
- PT 87.7 Blaise Farm:** To receive any new information (Previously circulated)
- PT 87.8 Broadwater Farm:** To receive any new information (Previously circulated)
- PT 87.9 Temporary Closure of Public Footpath MR144:** To receive and note information (Previously circulated)
- PT 87.10 Tree Wardens Update:** To receive information.
- PT 88 TRANSPORT ISSUES**
- PT 88.1 Kent Highway Services:** Parish Fault Reports – March 2024 (Attached)
- PT 88.2 2024/2025 Highway Improvement Plan:** To receive information and for consideration.
- PT 88.3 TMBC Joint Transportation Board (04.03.24):** To receive information regarding the following.  
**PT 88.3.1 Parking changes**  
**PT 88.3.2 Kings Hill Parking Review**
- PT 88.4 Bus Service to West Malling Train Station:** To receive information and consider KHPC actions.
- PT 89 COMMUNITY RESILIENCE: Draft Plan:** Final version including attachments for decision/recommendation for adoption (Previously circulated)
- PT 90 NEIGHBOURHOOD PLANNING**  
**PT 90.1 To receive any new information** (previously circulated)  
**PT 90.2 Local Housing Needs Survey:** To receive information.
- PT 91 DATE AND TIME OF NEXT MEETING:** To confirm as 02 May 2024 at 6.00 p.m.

Appendix 1  
Item PT 87.1

**Planning applications that required a response before the meeting.**

- 24/00038 39 Mitchell Road, West Malling**  
Demolition of Existing Conservatory and construction of Single Storey Rear Extension  
**NEUTRAL / NO OBJECTION: Subject to the build being completed using sustainable and eco-friendly materials and including sustainable features where possible.**
- 24/00090/PA 15 Quindall Place, West Malling**  
Proposed garage conversion into habitable room  
**NEUTRAL / NO OBJECTION: Subject to the build being completed using sustainable and eco-friendly materials and including sustainable features where possible.**
- 24/00210 34 Chestnut Close, Kings Hill**  
Proposed demolition of existing conservatory, and erection of a single-storey rear extension  
**NO OBJECTION: Subject to the build being completed using sustainable and eco-friendly materials and including sustainable features where possible.**
- 24/00043 29 Lambourne Drive, Kings Hill**  
Part two storey/part first floor rear extension, garage conversion, and new rear canopy  
**NEUTRAL / NO COMMENT: Subject to the build being completed using sustainable and eco-friendly materials and including sustainable features where possible.**
- 24/00058 Development site North and East of Jubilee Way, Kings Hill**  
Details of condition 24 (Acoustic Mitigation) 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)  
**NOTED**
- 24/00229/PA 8 Wroxton Lodge, Saxon Close, Kings Hill**  
Conversion of garage to habitable room and first-floor rear extension.  
**NO OBJECTION: Subject to the build being completed using sustainable and eco-friendly materials and including sustainable features where possible.**
- 24/00270/PA 7 Townsend Square, Kings Hill**  
Section 73 application to vary condition 3 (Drawings) of planning permission TM/23/00124/FL (first-floor side extension and addition of catslide roof and roof lights to the first-floor landing)  
**NOTED**
- 24/00215/PA The Spitfire, Liberty Square. Kings Hill**  
Installation of new single-storey Pizza Shack  
**NO OBJECTION**

**24/00283/PA 89 Discovery Drive, Kings Hill**

Single-storey rear extension

**NO OBJECTION: Subject to the build being completed using sustainable and eco-friendly materials and including sustainable features where possible.**

**24/00295/PA Development site North and East of Jubilee Way, Kings Hill**

**Details of Condition 22 (Surface water drainage) 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))**

**NOTED**

**24/00241/PA 87 Pippin Way, Kings Hill**

Single-storey flat roof extension and a second storey pitched roof extension to the rear.

**NO OBJECTION: Subject to the build being completed using sustainable and eco-friendly materials and including sustainable features where possible.**

**24/00332/PA 50 Gibson Drive, Kings Hill**

Details of condition 8 (surface water drainage) submitted pursuant to planning permission TM/23/00859/FL (Demolition of existing office (Use Class E) building and construction of a 78-bed care home (Use Class C2) with associated parking and development.

**NOTED**

**24/00331/PA 50 Gibson Drive, Kings Hill**

Details of condition 20 (external materials schedule) submitted pursuant to planning permission TM/23/00859/FL (Demolition of existing office (Use Class E) building and construction of a 78-bed care home (Use Class C2) with associated parking and development.

**NOTED**

## Appendix 2

### Item PT 87.4 Planning Decisions

#### TMBC has APPROVED the following.

- 23/03303**      **Peregrine Road, Kings Hill**  
Prior written consent 1 x Rowan (standing adjacent to the boundary between numbers 5 and 7) – Remove deadwood only.
- 23/0325**      **Peregrine Road, Kings Hill**  
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 from property to give 2m clearance.
- 23/03327**      **Development Site North and East of Jubilee Way, Kings Hill**  
Details of condition 15 (Car charging points) 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))
- 23/03327**      **Development Site North and East of Jubilee Way, Kings Hill**  
Details of condition 15 (Car charging points) 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))
- 23/03463**      **6 Lancer Drive, Kings Hill**  
Single-storey rear extension
- 23/03434**      **11 Braeburn Way, Kings Hill**  
Construction of wrap-around single-storey extension, changes to rear fenestration, moving of garden wall
- 23/03018**      **102 Hazen Road, Kings Hill**  
Garage conversion.

#### TMBC has CERTIFIED the following.

- 23/03456**      **6 Lancer Drive, Kings Hill**  
Lawful Development Certificate Proposed: Conversion of loft to habitable rooms incorporating hip to gable, rear dormer and 5 roof lights in the front roof slope.

### **Appendix 3**

#### **Item PT 87.5 Planning Enforcement**

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|----------------------|---|
| <b>23/00213/USEM</b> | <b>1 Alderman Place, Kings Hill</b><br>Alleged unauthorized change in use of land to residential curtilage.<br>TMBC has concluded there is no breach. |
| <b>24/00010/EN</b>   | <b>78 Hazen Road, Kings Hill</b><br>Alleged breach of planning control<br>TMBC investigating.   |
| <b>21/00224/TPOT</b> | <b>Hoath Wood</b><br>Tree Felling<br>TMBC investigating.  |