

**MINUTES OF THE MEETING OF THE PLANNING AND TRANSPORT COMMITTEE OF KINGS HILL PARISH COUNCIL HELD ON THURSDAY 04 APRIL 2024 AT 6.00 PM**

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

**Also Present:** K. Bell (Parish Clerk) & N. Cooper (Assistant Clerk)

**Apologies:** Cllrs. Mclymont, MacKay, & Petty

**Absentee:** Cllr. Kirk

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 83 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE:** Apologies received from Cllr. Mclymont (Prior Commitment), MacKay (Unwell) and Petty (Prior Commitment) were approved. **Unanimous**

**PT 84 DECLARATION OF INTERESTS AND/OR LOBBYING:** There were none **Noted**

**PT 85 TO DECLARE AN INTENTION TO RECORD:** None **Noted**

**PT 86 MINUTES:** It was proposed, seconded and  
**PT 86.1 RESOLVED:** The minutes from the meeting held on 01 February 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 86.2 Matters arising not included elsewhere on the agenda.**

**PT 68.9 Street Vote Development Orders:** Submission of KHPC's representation has been confirmed. **Noted**

**PT 68.10 Minerals & Waste Consultation:** Submission of KHPC's representation has been confirmed **Noted**

**PT 87 PLANNING**  
**PT 87.11 Planning Applications that required a prior response:** following a discussion, it was proposed, seconded and:  
**RESOLVED:** That the following representations be approved. **Unanimous**

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**Signed:** .....

**Date:** 02 May 2024

- 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.**

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- 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**

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**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**

**PT 87.2 Planning Applications for Consideration:** Following a discussion, it was proposed. Seconded and:

**RESOLVED:** To comment as follows to TMBC

**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.

**NO OBJECTION** provided materials used were sustainable and eco sourced.

**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.

**NEUTRAL**, however if planning permission was granted, KHPC requested:

- Planning conditions to mitigate any concerns regarding overdevelopment, loss of trees and any adverse impact upon existing residential properties.
- Sustainable and eco sourced materials used in the development.
- That no separate hereditament be created and use of the development be ancillary only to the host dwelling.

**PT 87.3 Area 2 Planning Committee**

**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.

Additional information added to the TMBC Planning Portal on 11.03.24 was noted and copied to members. It was noted that the council was awaiting notification of when the planning application would be considered by the Area 2 Planning Committee. **Noted**

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|----------------|---|
| <b>PT 87.4</b> | <p><b>Planning decisions</b></p> <p><b>TMBC had APPROVED the following.      Noted</b></p> <p><b>23/03303      Peregrine Road, Kings Hill</b><br/> Prior written consent 1 x Rowan (standing adjacent to the boundary between numbers 5 and 7) – Remove deadwood only.</p> <p><b>23/0325      Peregrine Road, Kings Hill</b><br/> 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.</p> <p><b>23/03327      Development Site North and East of Jubilee Way, Kings Hill</b><br/> 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))</p> <p><b>23/03463      6 Lancer Drive, Kings Hill</b><br/> Single-story rear extension</p> <p><b>23/03434      11 Braeburn Way, Kings Hill</b><br/> Construction of wrap-around single-story extension, changes to rear fenestration, moving of the garden wall</p> <p><b>23/03018      102 Hazen Road, Kings Hill</b><br/> Garage conversion.</p> <p><b>TMBC had CERTIFIED the following      Noted</b></p> <p><b>23/03456      6 Lancer Drive, Kings Hill</b><br/> 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.</p> |
| <b>PT 87.5</b> | <p><b>Planning Enforcement Cases      Noted</b></p> <p><b>23/00213/USEM      1 Alderman Place, Kings Hill</b><br/> Alleged unauthorized change in use of land to residential curtilage.<br/> TMBC had concluded there is no breach.</p> <p><b>24/00010/EN      78 Hazen Road, Kings Hill</b><br/> Alleged breach of planning control<br/> TMBC investigating.</p>   |

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21/00224/TPOT      **Hoath Wood**  
Tree Felling  
TMBC investigating.

PT 87.6

**TMBC - Local Plan**

**PT 87.6.1      New information      Noted**

- 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.
- The Reg 18b consultation was now due to commence in the summer 2024.
- TMBC had not provided information on the 58 additional locations identified in Reg 18.

**PT 87.6.2**

**Local Green Space Engagement:** It was reported that since 2012 local planning authorities as part of Plan making had been able to designate green areas and open spaces as Local Green Space (LGS) to afford them a higher level of protection provided they were of importance to local communities. It was noted that the designation could only be made in Local Plans or Neighbourhood Development Plans and once designated, LGSs received protection broadly consistent with the national Green Belt Policy thereby only permitting development in exceptional circumstances.

It was further reported that having regard to the National Planning Policy Framework and accompanying Planning Practice Guidance TMBC had developed a Local Green Space Methodology for assessing candidate sites. In line with this methodology, several potential sites within Kings Hill had been identified for further consideration and KHPC had been asked for its feedback and to complete a Site Assessment Form for each site identifying if and why the land is demonstrably special to the local community and if and why it held local significance. TMBC would then consider the evidence and make any recommendations for the designation of any potential LGPSs in the emerging Local Plan. It was noted that in order to meet TMBC’s deadline of 29.03.24 a preliminary submission had been submitted to TMBC and copied to members on the basis that it could be updated following consideration by the committee.

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Following a discussion it was proposed, seconded and:

**RESOLVED:** That the submission be noted, it was also agreed that no additional commentary was required.

**Unanimous**

**PT 87.7**      **Blaise Farm:** KCC had confirmed that mineral extraction of ragstone was to continue at the site until 2063 as per the current permission. That the blasting trials that took place last year was now complete and Gallaghers had been asked to engage with the Parish Council ahead of a planning application being submitted. It was noted that site visits to both the quarry and AD postponed were too be arranged.      **Noted**

**PT 87.8**      **Broadwater Farm:** It was reported that whilst there had been no further update in terms of a planning application, Berkely Homes was promoting the site through the Local Plan, and it had been included in the call for sites.      **Noted**

**PT 87.9**      **Temporary Closure of Public Footpath MR144:** It was reported that KCC had an Order the effect of which was to temporarily close Public Footpath MR144 between A228 Ashton Way and NGR TQ 680 563 from 15 February 2024 for a maximum of six months. It was noted that the alternative route was around the outside of the field to the north of the path and will be signed for the duration of the closure. **Noted**

**PT 87.10**      **Tree Wardens Update:** A report had been received which had drawn attention to the following:

- **Hoath Wood**      **Noted**
  - In response to more felling of trees the matter was referred to the Forestry Commission and TMBC's Planners who had both opened investigations.
  - It appeared that the first half of Hoath Woods had been felled of trees and tarmacked over with the addition of several homes being built already. It would further appear this was the old traveller's site.
  - The Forestry Commission had advised that travellers had purchased a house on the edge of Broadwater Farm and currently a "land grab" was going on because as soon as a developer was granted planning permission for Broadwater Farm then they would be forced to stop, which could explain the speed with which the land was being cleared of trees thus enabling the building of more homes.

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- **Clearheart Lane** **Noted**
  - There was concern with the outstanding planning application. The Tree Wardens along with the Parish Council had recently submitted representatives to TMBC on ecology and biodiversity issues.
  - There was concern about the uplift TMBC were suggesting for the Developer of this MOD land.
- **Duty to Consult on Felling Street Trees:** Guidance received and noted **Noted**

PT 88

**TRANSPORT ISSUES**

**PT 88.1 Kent Highway Services - Parish Fault Reports:** The Parish fault reports for March 2024 which had been copied to members were received and noted. **Noted**

**PT 88.2 2024/2025 Highway Improvement Plan:** It was reported that a meeting had been arranged with C. Cllr Hudson and KHS to take place on 12 April 2024. Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That the item be deferred to the next committee meeting. **Unanimous**

**PT 88.3 TMBC Joint Transportation Board (04.03.24):** Notable recommendations arising from the meeting included:

**PT 88.3.2 West Malling on Street Parking Fees and Charges:** Introduction of on-street charges in West Malling High Street and Swan Street, subject to an amendment that the proposed parking charges for 30 minutes and 1 hour be removed and that the on-street TRO be amended to reflect the changes (As per minutes from the meeting) **Noted**

**PT 88.3.2 Kings Hill Parking Review:** The proposed restrictions be introduced as advertised, with the omission of Regent Way and Pearl Way. **Noted**

**PT 88.4 Bus Service to West Malling Train Station:** Cllr. Colman reported that there was growing concern over the lack of an early morning bus service and that some residents who had moved to Kings Hill had expected a bus service that does not run any longer. Following a discussion, it was proposed, seconded and:  
**RESOLVED:** Additional information would be obtained for consideration at a future meeting alongside the consideration of a potential community bus service. **Unanimous**

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Cllr. Barker drew attention to the difficulty parking at West Malling Train Station after 10.00 a.m. on Tuesdays, Wednesdays, and Thursdays and suggested that the council carry out a survey to find out how many people would possibly use a bus service. Cllr Barker also suggested that the capacity of the WM car parks be ascertained, and that Nu Venture be invited to a future committee meeting.

- PT 89 COMMUNITY RESILIENCE PLAN (Latest Version):** Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That it be recommended to full council that the Community Resilience Plan be approved. **Unanimous**
- PT 90 NEIGHBOURHOOD PLANNING**
- PR 90.1 New Information:** It was reported that although Localism was stating that the Government was committed to continuing with NDPs, no grant funding had been earmarked for the financial year 2024/2025. Following a discussion, it was proposed, seconded and:  
**RESOLVED:** No further action be taken. **Unanimous**
- PT 90.2 Local Housing Needs Survey:** Costing information was reported. Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That the information be noted, and no further action be taken. **Unanimous**
- PT 91 DATE AND TIME OF NEXT MEETING:** Confirmed as 02 May 2024 at 6.00 p.m.

There being no additional business, the meeting concluded at 19.32 hours.

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