

# 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, 02 May 2024 at 6:00 pm**

*Karen Bell*

Parish Clerk  
24 April 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**

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|----------------|--|
| <b>PT 92</b>   | <b>TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE</b>  |
| <b>PT 93</b>   | <b>TO RECEIVE DECLARATIONS OF INTEREST AND / OR LOBBYING</b>   |
| <b>PT 94</b>   | <b>TO DECLARE AN INTENTION TO RECORD</b>   |
| <b>PT 95</b>   | <b>MINUTES</b>   |
| <b>PT 95.1</b> | To approve the minutes from previous meetings (Previously circulated)  |
| <b>PT 95.2</b> | Matters Arising not included elsewhere on the agenda   |
| <b>PT 96</b>   | <b>PLANNING</b>  |
| <b>PT 96.1</b> | <b>Planning Applications that required a response before the meeting: For Noting</b>   |
|                | <b>24/00516/PA 51 Anson Avenue</b>   |
|                | Single storey rear extension with gable roof and rooflights  |
|                | <b>NEUTRAL / NO OBJECTION</b>  |
|                | <b>24/00490/PA 23 Avion Gardens, Kings Hill</b>  |
|                | Sweet chestnut clusters (marked green on the applicants plan) and Ash trees (marked yellow on the applicants plan) – Coppice the trees to let them regenerate as per how they would have been normally managed. Large specimen |

Chestnuts (marked red on applicant's plan) – Prune lower branches to improve the balance of trees. There are a number of existing dead/rotten stumps which had not had any grown since 2017 and are requested to be removed. Standing in Woodland W2 of Tree Preservation Order at

**NEUTRAL / NO OBJECTION**

**24/00503/PA 25 Avion Gardens, Kings Hill**

Details of condition 2 (commencement) submitted pursuant to planning permission TM/24/00075/PA (4 x sweet chestnut clusters (1 of applicant's plan) – Coppice the trees to let them regenerate as per how they would have been normally

**NEUTRAL / NO OBJECTION**

**24/00455/PA Development site between 1 Tower View and 35, Kings Hill Avenue, Kings Hill**

Details of condition 1 (surface water drainage scheme) submitted pursuant to planning permission TN/21/019995/rm (Reserved Matters application pursuant to conditions 1, 6, 7, 8, 9 10 and 11) of outline planning permission TM18/03030/OAEA (Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space, and other associated works. All matters are reserved for future approval except for access (Site 5.1))

**NEUTRAL / NOTED**

**24/00395/PA 50 Gibson Drive**

Submission of details reserved by conditions

**NEUTRAL / NOTED**

**24/00386/PA 2 Josephine Walk, Kings Hill**

Minor material amendment

**NEUTRAL / NOTED**

**PT 96.2**

**Planning Applications for Consideration**

**24/00571/PA 3 Blenheim Road, Kings Hill**

Single-story side extension (resubmission of plans approved under planning permission ref TM/21/00396/FL)

**24/00617/PA 46 Braeburn Way, Kings Hill**

Proposed garage conversion

**24/00570/PA 13 Russett Way, Kings Hill**

Prior Notification for Larger Home Extension (Prior 1 Class A). Single-storey rear extension to a depth of 4.5m, maximum roof height of 3.25m and eaves height of 2.8m

**24/00549/PA Development site between 1 Tower View and 35, Kings Hill Avenue, Kings Hill**

Non-material amendment to planning permission TM/21/01995/RM and subsequent NMA approval 24/00388/PA (Plans condition) to allow the substitution of materials from white render to proposed grey weatherboarding to three apartment blocks and ibstock range facing bricks to refuse and bicycle stores fronting the site entrance.

**24/00506/PA 21 Avion Gardens, Kings Hill**

Remove dead and dying Ash trees (marked green on the applicant's plan) that have Hymen scyphus Fraxinus (Dieback). Remove self-seeded Hawthorn (marked blue on the applicant's plan). The owner has already planted approximately 17 saplings/trees of various types along the other edges of the garden. The plan would be to plant some suitable trees to provide cover once the Ash trees are removed on the rear border of the garden. Standing in Woodland W2 of the Tree Preservation Order.

**24/00630/PA 4 Oslin Walk, Kings Hill**

First-floor rear extension

**PT 96.3**

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

**TM/21/00881/OA Land South of Discovery Drive, Kings Hill.**

Outline Application: Development of up to 65 dwellings (all matters reserved other than access) at

**PT 96.4**

**Planning decisions for noting**

**23/03149 Linear Park), Areas 4 – 8 Kings Hill Phase 3, Gibson Drive, Kings Hill**

Details of Condition 3 (Lighting) submitted pursuant to planning permission 23/01305/FL (Installation of public work of art

**23/03331 17, Lancer Drive, Kings Hill**

Lawful Development Certificate Proposed: single-storey rear extension.

**24/00058/PA Development Site North and East of Jubilee Way, Kings Hill (site 5.2-5.3)**

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

**24/00210/PA 34 Chestnut Close, Kings Hill**  
Proposed demolition of existing conservatory,  
and erection of a single-storey rear extension

**24/00229/PA 8 Wroxton Lodge, Saxon Close, Kings Hill**  
Conversion of garage to habitable room, infill  
porch and first-floor rear extension

**24/00388/PA Development site between 1 Tower View and  
35 Kings Hill Avenue, Kings Hill**  
Non-material amendment to planning permission  
TM/21/01995/RM to include an approved plan  
condition and to amend the approved site layout  
plan and boundary treatment plan

**24/00395/PA 50, Gibson Drive, Kings Hill**  
Details of Condition 7 (Slab Levels) 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)

**PT 96.5 Planning Enforcement:** To receive information

**PT 96.6 TMBC - Local Plan:** To receive any new information.

**PT 96.7 Blaise Farm:** To receive any new information (Previously  
circulated)

**PT 96.8 Broadwater Farm:** To receive any new information (Previously  
circulated)

**PT 96.9 Tree Wardens Update:** To receive information.

**PT 96.10 KCC Consultation:** Revised Validation and Guidance  
Requirements for Planning applications determined by KCC: To  
receive information and consider KHPC's response.

**PT 97 TRANSPORT ISSUES**

**PT 97.1 Kent Highway Services:** Parish Fault Reports – April 2024  
(Attached)

**PT 97.2 2024/2025 Highway Improvement Plan:** To receive  
information and for consideration.

**PT 97.3 Bus Service to West Malling Train Station:** For further  
discussion

**PT 97.4 Speed Enforcement:** To receive information FROM Kent  
Police

**PT 98 DATE AND TIME OF NEXT MEETING:** To confirm as 06 June 2024 at 6.00  
p.m.