

# 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, 06 June 2024 at 6:00 pm**

*Karen Bell*

Karen Bell  
Parish Clerk  
30 May 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 001</b>   | <b>ELECTION OF COMMITTEE CHAIRMAN FOR THE 2024/2025 CIVIC YEAR</b>  |
| <b>PT 002</b>   | <b>ELECTION OF DEPUTY COMMITTEE CHAIRMAN FOR THE 2024/2025 CIVIC YEAR</b>                                   |
| <b>PT 003</b>   | <b>TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCES</b>  |
| <b>PT 004</b>   | <b>TO RECEIVE DECLARATIONS OF INTEREST AND / OR LOBBYING</b>  |
| <b>PT 005</b>   | <b>TO DECLARE AN INTENTION TO RECORD</b>  |
| <b>PT 006</b>   | <b>REVIEW OF COMMITTEE TERMS OF REFERENCE</b>   |
| <b>PT 007</b>   | <b>MINUTES</b>  |
| <b>PT 007.1</b> | To approve the minutes from previous meetings (Previously circulated)                                       |
| <b>PT 007.2</b> | Matters Arising not included elsewhere on the agenda  |
| <b>PT 008</b>   | <b>PLANNING</b>   |
| <b>PT 008.1</b> | <b>Planning Applications that required a response before the meeting:</b> For Noting (Appendix 1, Attached) |

- PT 008.2**      **Planning Applications for Consideration**  
**24/00732/PA**    **22 Alderwick Grove, Kings Hill**  
 Partial conversion of detached double garage to gym and creation of first floor office with front and rear dormers
- 24/00847/PA**    **1 Alexander Grove, Kings Hill**  
 T1 – T52 (Applicants Ref) London Planes – Crown lift to 3 m. T1 – T52 of Tree Preservation Order. Oak – Sever and remove all ivy, reduce Crown by 2m and Crown Lift to 3m. T1 of Tree Preservation Order
- 24/00779/PA**    **Land Rear of 21 – 31 Avion Garden, Kings Hill**  
 Pollarding of 2 x Chestnut trees, reduction of holly tree and straggly hawthorns and removal of overhanging limbs. All materials to remain on site and to be made into habitat piles. Where it has been deemed necessary to remove a stem it will act like a coppice and the tree will regenerate growth and provide cover. The aim of the work is to maintain cover and to manage the trees respecting the intent of the TPO and conservation planning. Trees are on the Tregothan side and run behind 23 – 27. Standing in Area W2 of Tree Preservation Order
- PT 008.3**      **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 008.4**      **Planning decisions for noting**      (Appendix 2, Attached)
- PT 008.5**      **Planning Enforcement:** There are none to report
- PT 008.6**      **Planning Appeals: To receive information in respect of the following:**  
**23/01484/FL**    **The White House, 8 Fortune Way, Kings Hill**  
 Proposed dropped kerb and driveway
- PT 008.7**      **TMBC - Local Plan:** To receive any new information
- PT 008.8**      **Blaise Farm:** To receive any new information (Previously circulated)
- PT 008.9**      **Broadwater Farm:** To receive any new information (Previously circulated)
- PT 008.10**     **Tree Wardens Update:** To receive any new information.
- PT 008.11**     **KCC Consultation:** Revised Validation and Guidance Requirements for Planning applications determined by KCC: To receive information

**PT 009**

**TRANSPORT ISSUES**

**PT 009.1**      **2024/2025 Highway Improvement Plan:**      To receive information and for consideration.

**PT 009.2**      **Bus Service to West Malling Train Station:**      For further discussion

**PT 009.3**      **Speed Enforcement:**      To receive information from Kent Police

**PT 010**

**ITEMS FOR NOTING:**      To receive and note information in respect of the following

**010.1**      Proposed Quarry at Land West of Roughetts Road

**010.2**      Planning application for 1300 Houses at EM Research

**PT 011**

**DATE AND TIME OF NEXT MEETING:**      To confirm as 04 July 2024 at 6.00 p.m.

**Kings Hill Parish Council – Planning & Transport Committee – 06.06.24**  
**APPENDIX 1**

**PT 008.1**      **Planning Applications that required a response before the meeting:** For Noting (Appendix 1)

**24/00516/PA 51 Anson Avenue**

Single storey rear extension with gable roof and rooflights

**NEUTRAL / NO OBJECTION**

**24/00490/PA 23 Avion Gardens, Kings Hill**

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**

**24/00455/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/21/01995/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**

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

Minor material amendment

**NEUTRAL / NOTED**

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

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

NO OBJECTION subject to the building being completed using sustainable and eco friendly materials including sustainable features where possible

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

Proposed garage conversion

OBJECTION KHPC was of the opinion that there was insufficient room to park two cars on the drive and taking away the garage would reduce the number of parking spaces available for off-road parking.

**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

**NEUTRAL**

**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.

**NEUTRAL**

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

First-floor rear extension

**NEUTRAL**

**24/00687/PA 4 Monarch Terrace, Kings Hill**

Single-story rear extension and part single / part two-story side extension

**NEUTRAL**

**24/001671/PA 23 Alton Avenue, Kings Hill**

Single storey rear extension, single storey side extension with internal and external alterations

**NEUTRAL**

**24/00719/PA 12 Waterloo Walk, Kings Hill**

Single storey side and rear extension incorporating extension to existing garage

**NEUTRAL**

**24/00457/PA Development Site between 2 Tower View and 35 Kings Hill Avenue, Kings Hill**

Details of condition 23 (Refuse) submitted pursuant to planning permission TM/18/03030/OAEA (Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.1) (allowed at appeal APP/H2265/W/19/3235165))

**NEUTRAL**

**Kings Hill Parish Council – Planning & Transport Committee – 06.06.24**  
**APPENDIX 2**

- PT 008.4**      **Planning decisions for noting**      (Appendix 2)
- 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)  
**TMBC APPROVED**
- 23/03331**      **17, Lancer Drive, Kings Hill**  
Lawful Development Certificate Proposed: single-storey rear extension.  
**TMBC CERTIFIED**
- 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)  
**TMBC APPROVED**
- 24/00210/PA**      **34 Chestnut Close, Kings Hill**  
Proposed demolition of existing conservatory, and erection of a single-storey rear extension  
**TMBC APPROVED**
- 24/00229/PA**      **8 Wroxton Lodge, Saxon Close, Kings Hill**  
Conversion of garage to habitable room, infill porch and first-floor rear extension  
**TMBC APPROVED**
- 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  
**TMBC APPROVED**
- 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)  
**TMBC APPROVED**
- 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.

**TMBC APPROVED**

**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

**TMBC APPROVED**

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

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

**TMBC APPROVED**

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

**24/00332/PA** Details of conditions 8 (Surface Water Drainage) and 10 (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)

**TMBC APPROVED**

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

Single storey rear extension

**TMBC APPROVED**

**24/00043/PA 29 Lambourne Drive, Kings Hill**

Part two storey/part first floor rear extension, garage conversion and new rear canopy

**TMBC APPROVED**

**23/03484 22 Alderwick Grove, Kings Hill**

Partial conversion of detached double garage to gym and creation of first floor office with front and rear dormers

**APPLICATION WITHDRAWN**

**22/01796/RD Development site between 1 Tower View and 35, Kings Hill Avenue, Kings Hill**

Details of condition 12 (Boundary treatment and 24 (acoustic mitigation) pursuant to planning permission TM/18/03030/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))

**TMBC APPROVED**