

MINUTES OF THE MEETING OF THE PLANNING AND TRANSPORT COMMITTEE OF KINGS HILL PARISH COUNCIL HELD ON THURSDAY 06 JUNE 2024 AT 6.00 PM

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

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

Apologies: Cllrs. MacKay & Petty

No members of the public present

PT 001 ELECTION OF COMMITTEE CHAIRMAN FOR THE 2024/2025 CIVIC YEAR:
It was proposed by Cllr. Colman, seconded by Cllr. Sherlaw that Cllr Mclymont be re-elected Committee Chairman. Cllr. Mclymont accepted the nomination. As there were no further nominations, it was **AGREED** that Cllr. Mclymont be re-elected Committee Chairman.

PT 002 ELECTION OF DEPUTY COMMITTEE CHAIRMAN FOR THE 2024/2025 CIVIC YEAR
It was proposed by Cllr. Mclymont, seconded by Cllr. Colman that Cllr. Sherlaw be re-elected Deputy Committee Chairman. Cllr. Sherlaw accepted the nomination. As there were no further nominations, it was **AGREED** that Cllr. Mclymont be re-elected Committee Chairman.

PT 003 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCES: The apologies received from Cllrs. MacKay (Holiday) and Petty (Family Commitment) were approved. **Unanimous**

PT 004 TO RECEIVE DECLARATIONS OF INTEREST AND / OR LOBBYING: None

PT 005 TO DECLARE AN INTENTION TO RECORD: None

PT 006 REVIEW OF COMMITTEE TERMS OF REFERENCE: Cllr Barker suggested that the Terms of Reference be updated to incue a recommndation for committee members to attend Planning training. This was agreed. **Unanimous**

PT 007 MINUTES
PT 007.1 Minutes from Previous Meeitngs. It was **AGREED** that the minutes from previous meetings be approved and signed by the Committee Chairman as a correct record of the proceedings.

PT 007.2 Matters Arising not included elsewhere on the agenda
Community Resilience Plan: This was approved by full council on 30.05.24, has since circulated and was in the process of being published on the website. **Noted**

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Committee Chairman: **Date:** 04 July 2024

Neighbourhood Planning: WMPC had invited a PC representative to their meeting later this month when a speaker from Sevenoaks TC would be speaking on the Neighbourhood Planning process. It was noted that Cllr Rush would be attending. **Noted**

Kent Highway Services: Parish Fault Reports: The dissemination of the Parish Fault reports for May 2024 had been delayed due to temporary difficulties in accessing the Kent Highways Portal. **Noted**

**PT 008 PLANNING
PT 008.1**

Planning Applications that required a response before the meeting: Following a discussion, it was **AGREED** that the following representations be approved.

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

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Committee Chairman: Date: 04 July 2024

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

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Committee Chairman: **Date:** 04 July 2024

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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

PT 008.2

Planning Applications for Consideration: It was proposed, seconded and:

RESOLVED: To comment as follows to TMBC

Unanimous:

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

OBJECTION

- Previous objections would be reiterated
- TMBC would be asked to take residents comments into consideration
- KHPC had concerns regarding the proposed height of the walls and it was suggested that services might have to cross KHEM land.

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

DEFERRED pending the receipt of feedback from the Tree Wardens

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Committee Chairman: **Date:** 04 July 2024

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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 **DEFERRED** pending the receipt of feedback from the Tree Wardens

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

It was reported that no new information had been received

Noted

PT 008.4 Planning Decisions: The following were noted

Noted

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

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Chairman:

Date: 04 July 2024

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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

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Chairman: **Date:** 04 July 2024

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

PT 008.5 Planning Enforcement: None Noted

PT 008.6 Planning Appeals: An appeal had been submitted to the Planning Inspectorate against TMBCs refusal to grant planning permission in respect of the following in respect of the following:
23/01484/FL The White House, 8 Fortune Way, Kings Hill
Proposed dropped kerb and driveway
It was **AGREED** that the council would write to the Planning Inspectorate supporting TMBC’s refusal. **Unanimous**

PT 008.7 TMBC - Local Plan: It was reported that no new information had been received. It was noted that the timing of the General Election was expected to cause additional delays to the timetable. **Noted**

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PT 008.8 Blaise Farm: It was reported that site visits to both the quarry and AD were being arranged. It was noted that complaints continue to be received from residents regarding quarrying activities **Noted**

PT 008.9 Broadwater Farm: It was reported that the Broadwater Farm Action Group was holding its AGM on 29 June 2024 and that PC representatives had been invited to attend. It was noted that information had been disseminated to members. **Noted**

PT 008.10 Tree Wardens Update: No information **Noted**

PT 008.11 KCC Consultation: It was reported that KCC was consulting on revisions to its guidance and validation requirements for planning applications which were determined by the County Council. It was noted that this included changes to its local validation list. **Noted**

PT 009 TRANSPORT ISSUES

PT 009.1 2024/2025 Highway Improvement Plan: It was **AGREED** that this matter would be deferred to the next meeting and that the 2024/2025 HIP would include the road widening works on the entrance to the Sports Park which was a public highway.

PT 009.2 Bus Service to West Malling Train Station: Cllrs. Barker and Colman **AGREED** that they would be obtaining additional information for consideration at a future meeting alongside the consideration of a potential community bus service.

PT 009.3 Speed Enforcement: Attention was drawn to the following

- o Kent Police had sought the council's assistance in the removal of the repeater signs which were on Tower View within the section of the road with a system of carriageway lighting. The signs had since been removed by KHEM and a speed indicator device installed.
- o Kent Police (Community Speedwatch / Enforcement Officer) had been contacted by a resident interested in setting up Speedwatch and would be interested if KHPC intended to revisit this issue. Cllr. Barker stated that she would like to progress a speedwatch scheme within Kings Hill.

PT 010 ITEMS FOR NOTING: Attention was drawn to the following:

010.1 Proposed Quarry at Land West of Roughetts Road: Letter sent supporting Ryarsh Parish Council in their objection **Noted**

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

PT 011 DATE AND TIME OF NEXT MEETING: To confirm as 04 July 2024 at 6.00 p.m.

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