

**MINUTES OF THE MEETING OF THE PLANNING AND TRANSPORT COMMITTEE OF
KINGS HILL PARISH COUNCIL HELD ON THURSDAY 12 SEPTEMBER 2024 AT 6.00 PM**

Present: Cllrs. Colman, MacKay, & Sherlaw (Deputy Committee Chairman)

Also Present: K. Bell (Parish Clerk) & Mr N. Kemp (Nu Venture)

Apologies: Cllr. Petty

No members of the public present

The meeting was opened by the Committee Chairman Cllr. Mclymont who welcomed all present.

PT 019 APOLOGIES FOR ABSENCES: The apologies received from Cllr. Petty (Prior Commitment) were approved. **Unanimous**

PT 020 DECLARATIONS OF INTEREST AND / OR LOBBYING: Cllr. Barker declared that she had been lobbied in respect of item 023.9 and 024.1. **Noted**

PT 021 DECLARATIONS OF AN INTENTION TO RECORD: None

PT 022 MINUTES

PT 022.1 Minutes from the meeting held on 04 July 2024. It was **AGREED** that the minutes from the meeting be approved and signed by the Committee Chairman as a correct record of the proceedings. **Unanimous**

PT 022.2 Matters Arising not included elsewhere on the agenda: None

PT 023 PLANNING APPLICATIONS

PT 023.1 PLANNING APPLICATIONS THAT REQUIRED A RESPONSE BEFORE THE MEETING: it was **AGREED** that the following representations be approved. **Unanimous**

24/00984/PA 13 Russett Way, Kings Hill
Lawful Development Certificate Proposed. Single storey rear extension
NEUTRAL

24/01079/PA Development Site North and East Of Jubilee Way, Kings Hill
Details of Condition 26 (verification report) submitted pursuant to TM/18/03034/OAEA (APP/H2265/W/19/3235166) (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

24/01101/PA 47 Lambourne Drive, Kings Hill
Proposed ground floor rear extension
NEUTRAL

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Committee Chairman:

Date: 03 October 2024

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24/01193/PA 13 Chestnut Close, Kings Hill
Lawful Development Certificate: Proposed conversion of garage to habitable room
NEUTRAL

24/01181/PA 1 Alexander Grove, Kings Hill
1x Oak tree (T1 applicant reference) Lift by removing all branches over the pathway by up to 3 meters to leave a residual lift of 4 meters from the ground. Tree is outside ASDA entrance T177 of TPO.
NEUTRAL

24/01222/PA 21 Victoria Drive, Kings Hill
Proposed demolition of existing Orangery and replacement with a single-storey rear extension. Proposed first-floor front extension
NEUTRAL

24/01299/PA 5 Langley Way, Kings Hill
Conversion of garage roof space to habitable room incorporating a rear dormer and side access staircase
NEUTRAL

PT 023.2

PLANNING APPLICATIONS CONSIDERED

24/01268/PA Gibson Building, Gibson Drive, Kings Hill
Listed Building Application: Proposed demolition of a modern corridor link between Gibson East and the grade 11 Gibson West building with restoration works to reinstate the original appearance of the east façade of the listed building
NO OBJECTION Unanimous

24/01270/PA Gibson Building, Gibson Drive, Kings Hill
Refurbishment of Gibson East office building, comprising the removal of a corridor link to the grade II listed Gibson West building (and remedial works to the listed facade) minor changes to the external envelope of Gibson East (new external doors/windows and the addition of PV cells to the pitched roof), modifications to site parking and internal circulation, addition of a plant enclosure, single-storey external store, refuse store and cycle shelter
OBJECTION Several concerns were expressed to TMBC Unanimous

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- PT 023.3** **Area 2 Planning Committee - TM/21/00881/OA, Land South of Discovery Drive, Kings Hill.** It was reported that no new information had been received in respect of the outline application for a proposed development of up to 65 dwellings (all matters reserved other than access) **Noted**
- PT 023.4** **Planning decisions for noting** **Noted**
- 24/00768/PA 47 Lambourne Drive, Kings Hill**
Lawful Development Certificate Proposed:
Ground floor rear extension
REFUSED
- 24/00719/PA 12 Waterloo Walk, Kings Hill**
Single storey side and rear extension incorporating an extension to the existing garage
APPROVED
- 24/00687/PA 4 Monarch Terrace, Kings Hill**
Single storey rear extension and part single / part two-storey side extension
APPROVED
- 24/00630/PA 4 Oslin Walk, Kings Hill**
First floor rear extension
APPROVED
- 24/00506/PA 21 Avion Gardens**
Tree works
APPROVED
- 24/00457/PA Development site between 1 Tower View and 35 Kings Hill Avenue, Kings Hill**
Details of condition 23 (Refuse) of TM/18/03030/OAEA (allowed at appeal APP/H2265/W/19/3235165)
APPROVED
- 24/0090/PA 15 Quindell Place, Kings Hill**
Proposed garage conversion into habitable room
APPROVED
- 24/00001/PA Rare Breed Farm, Malling Road, Kings Hill**
Consultation by KCC: Revised details of a landscape and ecological management plan pursuant to Condition 8 of planning permission TM/21/2632 (KCC reference TM/21/2632R8A)
REPLY NO LONGER REQUIRED.

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Committee Chairman:

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- 24/00799/PA 9 Charlotte Drive, Kings Hill**
Proposed erection of porch and single-storey rear extension
APPROVED
- 24/00847/PA 1 Alexander Grove, Kings Hill**
Tree works
APPROVED
- 24/00617/PA 46 Braeburn Way, Kings Hill**
Proposed garage conversion
APPROVED
- 23/01812/RD Development Site between 1 Tower View and 35 Kings Hill Avenue, Kings Hill**
Details of conditions 15, 18, 19, 20, 21 & 26, Outline application: redevelopment to provide up to 70 C3 residential units with landscaping, open space, and other associated works.
APPROVED
- 24/01181/PA Outside ASDA entrance T177 of TPO**
Tree works
APPLICATION WITHDRAWN
- 24/00984/PA 13 Russett Way, Kings Hill**
Lawful Development Certificate Proposed. Single storey rear extension
CERTIFIED

- PT 023.5 Planning Enforcement Noted**
24/00060/EN Unauthorised change of use at 68 Hazen Road, Kings Hill
TMBC has determined not expedient
- 22/00142/USEM Alleged change of use of amenity land to residential curtilage at 55 Anson Avenue, Kings Hill**
TMBC has determined no breach
- 24/00126/EN 93 Pippin Way, Kings Hill**
TMBC is investigating an alleged breach of planning condition
- PT 023.6 Planning Appeals: 22/00195/WORKM at 4 Ruby Walk, Kings Hill**
Noted
- PT 023.7 TMBC - Local Plan: No new information had been received.**
Noted
- PT 023.8 Broadwater Farm: No new information had been received**
Noted

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PT 023.9 **Redevelopment at 50 Gibson Drive, Kings Hill:** It was reported that works had been due to commence works on 12.08.24. **Noted**

PT 023.10 **Proposed reforms to the National Planning Policy Framework and other changes to the planning system:** It was reported that the consultation was seeking views on the government's proposed approach to revising the NPPF and on a series of wider national planning policy reforms. It was noted that the consultation closed on 24.09.24. It was further reported that in common with KHPC, WMPC was considering a “Malling” approach working alongside neighbouring parishes in drafting a response. Thanks were extended to Cllr. Rush who had drafted a comprehensive response. Following a discussion, it was proposed, seconded and:

RESOLVED: That Cllr Rush and the Clerk would finalise KHPC’s response which would be copied to all Committee Members for their perusal prior to being submitted. It was further resolved that a copy of the consultation response would be offered to WMPC. **Unanimous**

PT 024 **TRANSPORT ISSUES**

PT 024.1 **Bus Service:** Mr Kemp representing Nu Venture was welcomed to the meeting. Mr Kemp provided an interesting overview on the history of public bus service provision in Kings Hill. An informative and engaging discussion then took place on the existing bus service availability with a focus on service provision between Kings Hill and West Malling and West Malling Train Station. Information was also exchanged on two KCC schemes, i.e. Community Transport Funding and Bus Service Improvement Plan. Following a discussion it was:

RESOLVED: As follows **Unanimous**

- KHPC would engage with KCC on how improvements could be brought to KH under the Bus Service Improvement Scheme.
- KHPC would invite KCC to meet with KHPC
- KHPC would promote the 151 service and other public bus services available to and from KH and produce a bus time-tabling fact sheet.
- KHPC would ascertain the possibility of real-time information signs being installed at the bus stops including the bus shelter owned by the Parish Council at Discovery Drive / Forest Way with a link to real-time information.
- Cllr. Barker states that she would progress a bus strategy via KALC
- KHPC would respond to KCC’s Transport Plan Consultation.

PT 024.2 **Parish Fault Reports (July / August 2024) Noted**

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PT 024.3 **2024/2025 Highway Improvement Plan:** It was reported that the HIP was reviewed at a previous meeting and that the Committee had put forward to KHS 2 items which were the Crossing at Discovery School and Road widening at Kings Hill Sports Park on the KCC-adopted highways. It was noted that the Clerk was due to meet with KHS to discuss the HIP further. Following a discussion, it was:
RESOLVED: That the 2024-2025 HIP would include speeding within KH as a 3rd item. **Unanimous**

PT 024.4 **KHS – Safety & Active Travel Group Newsletter:** It was reported that KHS’s Road Safety & Active Travel Group (RSATG) was publishing regular newsletters to inform service users of the they play for Kent communities and the benefits of engaging with them through the Highways Improvement Plan process. It was noted that the next newsletter would be published in October 2024. **Noted**

PT 024.5 **Feedback from KHS relating to Grounds Maintenance & Drainage Issues:** **Noted**

PT 024.6 **KCC Local Transport Plan:** It was reported that KCC had launched a county-wide consultation on its new draft Local Transport Plan which was a statutory plan designed to set out KCC’s ambition and proposals for major changes to the transport networks and to help KCC make the case for future funding for delivering projects. It was noted that the information had been disseminated to members and the committee would be invited to consider KHPC’s response at the next meeting on 03 October 2024. **Noted**

PT 024.7 **Kings Hill Parking Review:** It was noted that TMBC had sent a letter to residents regarding the Kings Hill Parking Review with the background and the details of the next stage which was the implementation of the changes which had commenced in August. **Noted**

PT 025 **MATTERS FOR NOTING:**

- Cllr Rush had liaised with a student from University College London who was completing a planning dissertation on The local Green Belt within Tonbridge and Malling and in particular the proposed extension to the Green Belt to the north of Kings Hill
- A planning application had been submitted in respect of a mobile phone mast at Kings Hill Golf Club. It was noted that TMBC had agreed a slight extension in order to receive KHPC’s representations on 04.10.24.
- Kent Street Update: County Councillor S Hudson and TMBC Leader M Boughton would be invited to the next Committee Meeting.

Pt 026 **DATE AND TIME OF NEXT MEETING:** Confirmed as 03 October 2024 at 6.00 p.m.

There being no additional business, the meeting concluded at 19.43 hours.

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Committee Chairman: **Date: 03 October 2024**