

MINUTES OF THE MEETING OF THE PLANNING AND TRANSPORT COMMITTEE OF KINGS HILL PARISH COUNCIL HELD ON THURSDAY 03 OCTOBER 2024 AT 6.00 PM

Present: Cllrs. Barker, Colman, Hartman (Ex Officio), MacKay, Petty, Rush, & Sherlaw (Deputy Committee Chairman)

Also Present: K. Bell (Parish Clerk), N. Cooper (Assistant Clerk), K. Tanner (Borough Councillor), C. Brown (Borough Councillor) & 15 residents.

Apologies: Cllr. Mclymont

PT 027 APOLOGIES FOR ABSENCES: The apologies received from Cllr. Mclymont, (Overseas) were approved. **Unanimous**

PT 028 DECLARATIONS OF INTEREST AND / OR LOBBYING: Cllrs declared that they had been lobbied in respect of item PT 031.2 – Planning Application 24/01368/PA. **Noted**

PT 029 DECLARATIONS OF AN INTENTION TO RECORD: Cllr. Rush and two residents stated their intention to record. **Noted**

PT 030 MINUTES

PT 030.1 Minutes from the meeting held on 12 September 2024. It was proposed, seconded and:

RESOLVED: That the minutes from the meeting be approved and signed by the Deputy Committee Chairman as a correct record of the proceedings.

Unanimous

PT 030.2 Matters Arising not included elsewhere on the agenda

PT 023.9 Redevelopment at 50 Gibson Drive

Works had been pushed back to September 2024 and had since commenced.

Noted

PT 024.4 KHS – Safety & Active Travel; Group Newsletter

Issue 2 (July – September 2024 had been received, noted and copied to members.

Noted

PT 031 PLANNING APPLICATIONS

PT 031.1 PLANNING APPLICATIONS THAT REQUIRED A RESPONSE BEFORE THE MEETING: it was **AGREED** that the following representations be approved. **Unanimous**

24/01344/PA 4 Hazen Road, Kings Hill

Single storey rear extension

NEUTRAL

PT 031.2 Planning Applications for Consideration: It was proposed, seconded and:

RESOLVED: To comment as follows to TMBC

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Committee Chairman:

Date: 07 November 2024

24/01423/PA 161 Beacon Avenue, Kings Hill

Proposed Single storey rear extension

NO OBJECTION subject to the use of environmentally friendly and sustainable materials and that the proposal match the existing residential development.

Unanimous

24/01368/PA Kings Hill Golf Club, Fortune Way, Kings Hill

Prior telecommunications notification: Installation of a new 25m-high telecommunication lattice tower with headframe supporting antennas and transmission dishes plus ground-based equipment cabinets within a secure fenced compound and ancillary development thereto

NO OBJECTION SUBJECT TO CONDITIONS (As per Appendix 1 attached) By Majority

6 In favour Cllrs. Barker, Colman, Hartman, Mackay, Petty & Sherlaw)

1 abstention Cllr Rush
Cllr. Petty requested that the vote be recorded

It was further

RESOLVED: That owing to the contentious nature of the planning application that the Full Council be asked to ratify the Committee representations.

By Majority

6 In favour Cllrs. Barker, Colman, Hartman, Mackay, Petty & Sherlaw)

1 abstention Cllr Rush
Cllr. Petty requested that the vote be recorded

The Clerk was instructed to submit the response from KHPC to TMBC **Unanimous**

PT 031.3 Area 2 Planning Committee – TM/21/00881/OA (Land South of Discovery Drive Kings Hill Outline Application: Development of up to 65 dwellings (all

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matters reserved other than access): It was reported that whilst no new information had been received from TMBC, additional documentation had been loaded onto the TMBC Planning Portal being a consultation response on behalf of KHS and Kent Fire and Rescue Service. **Noted**

PT 031.4	Planning decisions:	The following were noted	Noted
	24/01101/PA	47 Lambourne Drive, Kings Hill Proposed ground floor rear extension	APPROVED
	24/01079/PA	Development site North and East of Jubilee Way, Kings Hill Details of condition 26 (Verification Report) submitted pursuant to planning permission 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))	APPROVED
	24/00866/PA	Development site between 23 Kings Hill Avenue and 8 Abbey Wood Road, Kings Hill Details of condition 23 (Refuse Collection) submitted pursuant to outline planning permission TM/18/03033/OAEA allowed at appeal ref. APP/H2265/W/19/3235171 (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 5.6))	APPROVED
	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.	APPROVED
	24/00775/PA	4 Hollandbury Park, Kings Hill Single storey side and rear extension	APPROVED

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- PT 031.5 **Planning Enforcement:** It was reported as follows
24/00010/EN 78 Hazen Road, Kings Hill
 TMBC had determined not expedient to progress **Noted**

- 24/00196/WORKM Kings Hill Phase 3, Gibson Drive, Kings Hill**
 Alleged breach of TM/13/01535/OAEA (Ruton Square)
 TMBC had determined that permission was granted **Noted**

- PT 031.6 **Planning Appeals:** None **Noted**

- PT 031.7 **TMBC - Local Plan update:** Borough Councillor C. Brown advised the Parish Council that Reg 18 Consultation would have to be re-run following announcements made by Government. **Noted**

- PT 031.8 **Broadwater Farm:** No new information **Noted**

- PT 031.9 **Proposed reforms to the National Planning Policy Framework and other changes to the planning system:** The Parish Councils' response as prepared by Cllr. Rush and the Clerk had been submitted to the Government's Planning Policy Consultation Team. **Noted**

- PT 031.10 **KCC**
 - PT 031.10.1 **Restricted Byway MR114 at East Malling and Larkfield Definitive Map Modification Order 2024:** It was reported that the order was made on 14 August 2024 under section 53 of the Wildlife and Countryside Act 1981, and if confirmed it would modify the Definitive Map and Statement for the area by upgrading a Public Footpath with a width of 3.0 metres which commences at its junction with The Heath and runs generally in a south - south westerly direction for 686 metres to where the path terminates at the northern point of the Kings Hill estate. It was noted that KCC had invited any representation about or objection to the Order by 18.10.24. Following a discussion, it was proposed, seconded and:
RESOLVED: That Cllr. Rush and the Clerk be delegated to prepare and submit a response on behalf of the Parish Council. **Unanimous**

 - PT 031.10.2 **Draft Minerals and Waste Local Plan 2024-39 – Regulation 22 Town and Country (Local Planning) (England) Regulations 2012:** It was reported that following the publication of the Pre-Submission Draft of the Kent Minerals and Waste

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Local Plan 2024-2039, in accordance with Regulation 19 the Plan has now been submitted for Independent examination by the Planning Inspectorate. **Noted**

PT 032 TRANSPORT ISSUES

PT 032.1 Bus Service update

- As it is too onerous to merge the bus timetables to produce an amalgamated one for Kings Hill, the office will be producing a poster highlighting the bus services available to and from Kings Hill and links to the individual bus operators' websites where residents can obtain up to date timetabling information. **Noted**
- Real Time Signs. Attention was drawn to the following
 - It has been ascertained that KCC installed real-time indicators at some stops previously, but they were subsequently removed by KCC. It was noted that to work accurately the devices need to be connected to the bus operators network and power and signs might be required in the bus stops selected for the installation of the devices. **Noted**
 - KHEM would need details of the installations prior to installation. **Noted**
- KCC Liaison. A meeting has been requested regarding real time signage at the bus shelter in Parish Council ownership at the west end on Discovery Drive near Forest Way and to discuss the Kent Bus Service Improvement Plan. **Noted**

PT 032.2 Parish Fault Reports (September 2024) Noted

Also noted were reported streetlight faults outside the surgery (not working), and Lambourne Drive and Worcester Avenue (problems with the streetlight columns). **Noted**

PT 032.3 Highway Improvement Plan: Attention was drawn to the following

- The Clerk was to meet with KHS during week commencing 07.10.24 to review the 2024-2025 HIP with KHS
- KHPC has accepted KHS's offer of a jumbo salt bag prior to the onset of winter. **Noted**

PT 032.4 KCC Local Transport Plan: It was reported that KCC was consulting on a county-wide consultation on its new draft Local Transport Plan. Details of which had been copied to members. It was noted that the consultation closed on 08 October 2024. Following a discussion, it was proposed, seconded and:

RESOLVED: That whilst the Parish Council was neutral members could respond on an individual basis should they wish. **Unanimous**

PT 033 MATTERS FOR NOTING: There were none **Noted**

PT 034 DATE AND TIME OF NEXT MEETING: Confirmed as 07 November 2024 at 6.00 p.m.

There being no additional business, the meeting concluded at 9.00 p.m.

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