

**MINUTES OF THE MEETING OF THE PLANNING AND TRANSPORT COMMITTEE OF  
KINGS HILL PARISH COUNCIL HELD ON THURSDAY 07 NOVEMBER 2024 AT 6.00 PM**

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

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

**Apologies:** Cllrs. Barker & Petty

**PT 035 APOLOGIES FOR ABSENCES:** The apologies received from Cllrs. Barker  
(Prior Commitment) and Petty (Prior Commitment) were approved.

**Unanimous**

**PT 036 DECLARATIONS OF INTEREST AND / OR LOBBYING:** None

**Noted**

**PT 037 DECLARATIONS OF AN INTENTION TO RECORD:** Cllr. Rush stated his  
intention to record.

**Noted**

**PT 038 MINUTES**

**PT 038.1 Minutes from the meeting held on 03 October 2024.** It was  
proposed, seconded and:

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

**Unanimous**

**PT 038.2 Matters Arising not included elsewhere on the agenda**

**PT 031.10.1 Restricted Byway MR114 at East Malling and  
Larkfield Definitive Map Modification Order  
2024:** Cllr. Rush and the Clerk had prepared and  
submitted a response on behalf of KHPC.

**Noted**

**PT 039 PLANNING**

**PT 039.1 Planning Applications that required a response before the  
meeting:** It was AGREED that the following representations be  
APPROVED, **Unanimous**

**24/01529/PA 1 Crabtree Close, Kings Hill**  
Single storey rear extension **NEUTRAL**

**24/01600/PA 13 Chestnut Close, Kings Hill**  
Conversion of garage to habitable room  
(Retrospective). Additional off-road parking to  
the front of the property

**NEUTRAL**

Note: Concern was expressed regarding the  
loss of a potential parking space.

**24/01607/PA 12 Russet Way, Kings Hill**  
Single storey rear extension **NEUTRAL**

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and decisions made at the meeting.**

**Committee Chairman:** .....

**Date:** 05 December 2024

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**24/01567/PA 93 Pippin Way, Kings Hill**  
 Retrospective application: Dormer Roof alteration  
**NEUTRAL**
- 24/01635/PA 24 Shoemith Lane, Kings Hill**  
 Attached garage with balcony over  
**NEUTRAL**
- 24/01621/PA 34 Goldings Close**  
 Lawful Development Certificate Proposed: erection of single storey rear extension  
**NEUTRAL**

**PT 039.2 Planning Applications for Consideration:** It was proposed, seconded and:

**RESOLVED:** To comment as follows to TMBC

- 24/01637/PA 15 Waterloo Walk**  
 Lawful Development Certificate Proposed: Erection of a single storey outbuilding in rear garden  
**NEUTRAL**, however KHPC would request the use of sustainable and environmentally friendly materials and would recommend the resiting of the proposed development in order to avoid it overlooking the adjacent play park  
**Unanimous**

**PT 039.3 Area 2 Planning Committee - TM/21/00881/OA (Land South of Discovery Drive, Kings Hill).** It was reported that it was expected that the Planning Application would be considered by TMBC's Committee on 04.12.24. It was noted that KHPC would register two speaker slots one for KHPC and the other for the KH Tree Wardens and that as soon as more information became available it would be widely disseminated. **Noted**

- PT 039.4 Planning decisions** **Noted**
- 24/01222/PA 21 Victoria Drive, Kings Hill**  
 Proposed demolition of existing Orangery and replace with a single storey rear extension. Proposed first floor front extension  
**APPROVED**
- 24/01193/PA 13 Chestnut Close, Kings Hill**  
 Lawful Development Certificate Proposed: Conversion of garage to habitable room  
**REFUSED**
- 22/02811/NMA Development Site Between 23 Kings Hill Avenue and 8 Abbey Wood Road, Kings Hill**  
 Non-Material Amendment to TM/21/02002/RM  
**APPROVED**

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**Committee Chairman:** ..... **Date: 05 December 2024**

	<b>24/01299/PA</b>	<b>5 Langley Way, Kings Hill</b> Conversion of garage roof space to habitable room incorporating a rear dormer and side access staircase <b>REFUSED</b>
	<b>24/00490/PA</b>	<b>23 Avion Gardens, Kings Hill</b> Tree works <b>APPROVED</b>
	<b>24/01368/PA</b>	<b>Kings Hill Golf Club, Fortune Way, Kings Hill</b> Prior telecommunications notification: Installation of a new 25m high telecommunications lattice tower with headframe, supporting antennas and transmission dishes plus ground-based equipment, cabinets with a secure fenced compound and ancillary development thereto <b>PRIOR APPROVAL REQUIRED AND GRANTED</b>
	<b>24/00779/PA</b>	<b>Land Rear of 21 – 31 Avion Gardens, Kings Hill</b> Tree Works <b>APPROVED</b>
	<b>24/01344/PA</b>	<b>4 Hazen Road, Kings Hill</b> Single storey rear extension <b>APPROVED</b>
<b>PT 039.5</b>	<b>Planning Enforcement</b>	<b>Noted</b>
	<b>22/00209 WORKM</b>	<b>7 Royal Crescent, Kings Hill</b> Alleged unauthorised garage door TMBC has concluded that the development has planning permission (23/00655)
	<b>24/00168/EN – 24/00171/EN</b>	<b>1,5,6 &amp; 9 Merlyn Drive, Kings Hill</b> Carport Doors TMBC is investigating
<b>PT 039.6</b>	<b>Planning Appeals:</b> None	<b>Noted</b>
<b>PT 039.7</b>	<b>TMBC - Local Plan:</b> No new information	<b>Noted</b>
<b>PT 039.8</b>	<b>Broadwater Farm:</b> No new information	<b>Noted</b>

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**PT 039.9 KCC - Public Consultation on the Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024 – 2039:** It was reported that KCC had submitted the Kent Minerals and Waste Local Plan 2024-2039 to the Secretary of State for Independent Examination on 17 May 2024 and the Public Hearings took place in September 2024. It was noted that following the Hearings a number of Main Modifications had been identified that were required in order to ensure that the Local Plan was sound and legally compliant. It was further noted that KCC had published the Main Modifications and a Sustainability Appraisal and that any representations were to be submitted to KCC by 28.11.24. Following a discussion, it was:

**AGREED:** That the information be noted. **Noted**

It was

**AGREED:** That members could respond on an individual basis should they wish. **Noted**

**PT 040 TRANSPORT ISSUES**

**PT 040.1 Bus Service:** It was reported that KCC had responded as follows:

- Bus Service Improvement Plan Initiatives: Whilst KCC had a plan in place for the period 2024-2029, there had been no commitment from Government that additional BSIP funding would be received.
- KCC were unable to confirm if they would be able to support Kings Hill with a BSIP initiative.
- Community Transport: KCC were looking to do their CT grant again for 2025/2026 and could put KHPC in contact with a local CT provider if the Parish Council was interested in bidding for CT grant.
- S106: If there were any S106 funds available then KCC would be happy to work with and support the Parish Council on applying for and implementing a bus link. If KHPC wished to progress and had its own funding KCC would develop specifications/tender and administer for the Parish Council based on a funding contract. **Noted**

**PT 040.2 Parish Fault Reports (October 2024):** The Fault Reports at 30.10.24 were copied to members **Noted**

**PT 040.3 Highway Improvement Plan:** The Clerk had discussed the HIP with KHS who would now evaluate and review the Parish Councils priorities. **Noted**

**PT 040.4 Kings Hill Footways:** KHS had been advised of the unacceptable repairs to the footways where the dislodged bricks had been removed and replaced with a tarmac infill. **Noted**

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**PT 040.5 LED Streetlights – Tower View:** KHEM had advised that the replacement LED lights on Tower View from the A228 entrance had been energised and would improve the illumination of the footpath link to the A228. **Noted**

**PT 041 MATTERS FOR NOTING**

**TMBC Car Park:** Cllr. Colman suggested that TMBC be asked if their car park could be made available to the school children for parking their bikes on school days.

**Kent Street Highways Works:** Cllr Colman advised that works were due to commence in February 2025.

**PT 042 DATE AND TIME OF NEXT MEETING:** Confirmed as 05 December 2024 at 6.00 p.m.

There being no additional business, the meeting concluded at 7.00 p.m.

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