

**MINUTES OF THE MEETING OF THE PLANNING AND TRANSPORT COMMITTEE OF KINGS HILL PARISH COUNCIL HELD ON THURSDAY 09 JANUARY 2025 AT 6.00 PM**

**Present:** Cllrs., Colman, MacKay, Mclymont (Committee Chairman item PT 061), Petty (From item PT 061), Rush, & Sherlaw (Deputy Committee Chairman)

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

In the absence at the meeting start of the Committee Chairman and being quorate the meeting was opened by the Deputy Committee Chairman.

**PT 057 APOLOGIES FOR ABSENCES:** There were none. **Noted**

**PT 058 DECLARATIONS OF INTEREST AND / OR LOBBYING:** Cllr. Barker declared an interest in Planning Application 24/02013/PA as the planning applicant was known to her. **Noted**

**PT 059 DECLARATIONS OF AN INTENTION TO RECORD:** Cllr. Rush stated his intention to record. **Noted**

**PT 060 MINUTES**  
**PT 060.1 Minutes from the meeting held on 05 December 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 060.2 Matters Arising not included elsewhere on the agenda:**  
 There were none **Noted**

Cllrs. Petty and Mclymont arrived. Cllr Sherlaw handed the meeting over to the Committee Chairman. Cllr Mclymont.

**PT 061 PLANNING**  
**PT 061.1 Planning Applications that required a response before the meeting:** It was AGREED that the following representations be APPROVED, **Unanimous**

**24/01810/PA 50 Gibson Drive, Kings Hill**  
 Details of condition 6 (verification report – remediation scheme submitted pursuant to TM/23/00859/FL  
**NEUTRAL**

**24/01871/PA Development site between 1 Tower View and 35 Kings Hill**  
 Details of condition 22 (drainage verification report) pursuant to TM/1821/01995 .  
**NEUTRAL**

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**Committee Chairman:** ..... **Date: 06 February 2025**



**PT 039.3**      **Area 2 Planning Committee - TM/21/00881/OA (Land South of Discovery Drive, Kings Hill)**. The Committee expressed its disappointment that TMBC had granted planning permission. Thanks were extended to Cllrs. Rush and Petty and the Clerk who had spoken against the planning application at TMBC's Area 2 Planning Committee on 12 December 2024. It was noted that Cllr Rush had asked the Parish Council to consider submitting a request for a Judicial Review (to be considered by the full council on 16 January 2025. It was noted that the Planning Decision had not yet been recorded on TMBC's Planning Portal. **Noted**

- PT 063**      **Planning decisions for noting.** **Noted**
- 24/01567/PA**      **93 Pippin Way, Kings Hill**  
Retrospective application: Dormer roof alteration  
**TMBC APPROVED**
  - 24/01600/PA**      **13 Chestnut Close, Kings Hill, West Malling**  
Retrospective conversion of the garage to habitable Room. Proposed additional off-road parking to the front of the property.  
**TMBC APPROVED**
  - 24/01607/PA**      **12 Russet Way, Kings Hill, West Malling**  
Single Storey rear extension.  
**TMBC APPROVED**
  - 24/01621/PA**      **34 Goldings Close, Kings Hill, West Malling**  
Single storey rear extension.  
**TMBC CERTIFIED**
  - 24/01635/PA**      **24 Shoemith Lane, Kings Hill, West Malling**  
Attached Garage with balcony area over  
**TMBC APPROVED**
  - 24/01757/PA**      **Peregrine Road, Kings Hill, West Malling**  
Tree works  
**TMBC APPROVED**

- PT 064**      **Planning Enforcement** **Noted**
- 21/00415/WORKH**      **Phase 3, Gibson Drive, Kings Hill**  
Alleged breach of Construction Plan (wheel washing and road sweeping) as approved by way of 21/01808/RD  
**TMBC had determined issue / case resolved**
  - 24/00220/EN**      **3 Blenheim road, Kings Hill**  
Alleged unlawful alteration to extension  
**TMBC investigating**
  - 24/00226/EN**      **Phase 3, Gibson Drive, Kings Hill**  
Alleged breach of landscape condition 24  
**TMBC investigating**

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- PT 065**            **Planning Appeals:** There are none **Noted**
  
- PT 066**            **TMBC – Local Plan:** The Clerk had circulated to members information recently made available by TMBC and which was due to be discussed by the T & M KALC Area Committee. It was noted that The Local Plan was due to be discussed at the quarterly PPP meetings. **Noted**
  
- PT 067**            **Broadwater Farm:** Whilst no new information had been received it was noted that Broadwater Farm was expected to be included in The Local Plan. **Noted**
  
- PT 068**            **Assets of Community Value (ACV):** It was reported that the following nominated ACV's were due to expire in February 2025 and would be subsequently removed from TMBC's list in accordance with relevant regulations.
  - Braeburn Way Play Area
  - Kings Hill Cricket Pitch
  - Emerald Walk Play Area
  - Kings Hill Community Centre
  - Warren Woods Nature Park
  - Tiffin Way Play Area
  - Kings Hill Sports Park / Facility
  - Waterloo Park Play Area
  - Ruton Square Play Area
 Following a discussion, it was proposed, seconded and:  
**RESOLVED:** That the ACV's would be renominated for a further 5-year period. **Unanimous**  
 It was further  
**RESOLVED:** That the following would be nominated as potential ACV's **Unanimous**
  - The Control Tower which had been nominated previously but not accepted by TMBC as an ACV.
  - Orchard Park
  - Forest Way Woods
  - Open space entrance to Rougemont & Bancroft (opposite Braeburn)
  - Kings Hill Allotments
  - Open spaces and green area within the Jubilee Way Development
  - Open spaces and green areas on both sides of Tower View
  - Open and Green spaces adjacent to Waitrose.

- PT 069**            **TRANSPORT**
- PT 069.1**        **KCC 2024-2025 Community Transport Grant Scheme:** It was reported that KCC's Public Transport department had launched the 2024-2025 Community Transport Grant Scheme which was being supported by funding from the Department for Transport as part of the National Bus Strategy. It was noted applications would be accepted up to 09 February 2025. **Noted**
  
- PT 069.2**        **Parish Fault Reports (December 2024)** The Fault Reports had been copied to members **Noted**

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**PT 069.3 Kent Highways Parish Seminar (November 2024):** Cllr Barker reported that she had attended the event and that she would forward the presentation slides to the Clerk for dissemination to the Committee members. Cllr. Barker stated that she had found the presentations on the Public Bus Service and Speedwatch particularly interesting and informative.  
**Noted**

**PT 069.4 MBC JTB Meeting held on 02.12.2024:** Cllr Barker reported that she had attended this meeting and informed the committee that information had been imparted on the proposed Kent Street Highway improvements and that nothing further likely to affect Kings Hill had been discussed.  
**Noted**

**PT 070 MATTERS FOR NOTING** **Noted**

- Cllr Barker requested that an update on the installation of the mobile telephone mast be provided to the next committee meeting.
- Cllr Barker requested that Public Transport between Kings Hill and West Malling train station be an agenda item for the next committee meeting.
- Cllrs. Barker and Petty expressed their concern with the number of alleged “abandoned vehicles” within Kings Hill and would provide details to the Clerk so that she could request their removal via TMBC.
- Cllr Petty informed the committee that he and the Clerk had asked TMBC for a meeting to review the recently installed double yellow lines.

**PT 071 DATE AND TIME OF NEXT MEETING:** Confirmed as 06 February 2025 immediately following the meeting of the Finance which would commence at 6.00 pm. Cllr. Mclymont tendered his apologies for this meeting.  
**Noted**

There being no additional business, the meeting concluded at 7.05 p.m.

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**Committee Chairman:** ..... **Date:** 06 February 2025