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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

24/01901/PA **Development Site between 1 Tower** View and 35 Kings Hill Avenue Details of condition 2 (verification report) pursuant to planning application TM/21/01995/RM NEUTRAL

PT 061.2 **Planning Applications for Consideration:** Supplementary Agenda referred: It was proposed, seconded and: **RESOLVED:** To comment as follows to TMBC

NEUTRAL

24/02035/PA 29 Baddlesmere Drive, Kings Hill

Retrospective planning application for (part) conversion of carport into habitable room

By Majority

(1 against, 1 absention)

The Committee expressed their concern regarding the precedent being set for the conversion of car barns to habitable rooms and the loss of parking this created. It was agreed that KHPC would ask for a meeting with TMBCs' Planners to discuss. Agreed

24/02029/PA Land North West and South East of A228 Junction with Kent Street. Mereworth

Notification under the Environment Act 1995 and the Hedgerow Regulations 1997. Removal of 434m length of hedgerow(s) to facilitate the works carried out by KCC. These works include carriageway widening and the installation of traffic signals to improve visibility and usability at the Malling Road/ Kent Street junction. A new footpath on the north-west side of the junction providing safe access to a new bus stand. The hedgerows will need to be removed to allow for these to be installed. A new hedgerow will be installed on the new boundary line with specials specified by arboriculture specialists.

NO OBJECTION provided native hedging was Unanimous reinstated

24/02013/PA 43 Mitchell Road, Kings Hill

Conversion and extension of existing detached garage to create an Annex

NEUTRAL subject to no separate hereditament being created, that the proposed development was used solely in conjunction with the host dwelling and that the proposed development was constructed using sustainable and environmentally friendly materials.

Unanimous

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Area 2 Planning Committee - TM/21/00881/OA (Land South PT 039.3 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 Shoesmith 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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Noted

- PT 065 Planning Appeals: There are none
- PT 066TMBC 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

- TRANSPORTPT 069.1KCC 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.
- Clirs. 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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