

**MINUTES OF THE MEETING OF THE PLANNING AND TRANSPORT COMMITTEE OF
KINGS HILL PARISH COUNCIL HELD ON THURSDAY 05 JUNE 2025 AT 6.00 PM**

Present: Cllrs. Colman, Mclymont, Petty, Rush & Sherlaw

Also Present: K. Bell (Parish Clerk)

Absent: Cllrs. Barker & MacKay

Cllr. Petty (Council Chairman) opened the meeting and welcomed all present.

PT 001 ELECTION OF COMMITTEE CHAIRMAN FOR THE 2025-2026 CIVIC YEAR:
It was proposed by Cllr. Petty, seconded by Cllr. Colman that Cllr. Mclymont be re-elected Committee Chairman. Cllr. Mclymont accepted the nomination. Cllr Rush nominated himself to become Committee Chairman, in the absence of a seconder, it was:

RESOLVED: That Cllr. Mclymont be re-elected Committee Chairman.

**By Majority
1 abstention**

PT 002 ELECTION OF COMMITTEE DEPUTY CHAIRMAN FOR THE 2025-2026 CIVIC YEAR: It was proposed by Cllr. Petty, seconded by Cllr. Mclymont that Cllr. Sherlaw be elected Committee Deputy Chairman. Cllr. Sherlaw accepted the nomination, there were no others. It was:

RESOLVED: That Cllr. Sherlaw be elected Committee Deputy Chairman.

**By Majority
1 abstention**

PT 003 APOLOGIES FOR ABSENCE: The apologies received from Cllrs. Barker (Prior Commitment) and MacKay (Work Commitment) were approved.

Unanimous

PT 004 DECLARATIONS OF INTEREST AND / OR LOBBYING: There were none.
Noted

PT 005 DECLARATIONS OF AN INTENTION TO RECORD: Cllr. Rush stated his intention to record.
Noted

PT 006 REVIEW OF COMMITTEE TERMS OF REFERENCE: Cllr. Rush suggested the Committee revert back to the pre 2024 approved TOR's. Following a discussion, it was agreed to defer the item for consideration at the next Committee Meeting.
Unanimous

PT 007 MINUTES

PT 007.1 Minutes from the meeting held on 01 May 2025. It was proposed, seconded and:

RESOLVED: That subject to a minor amendment that the minutes be approved and signed by the Committee Chairman as a correct record of the proceedings.
Unanimous

These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions made at the meeting

Committee Chairman:

Date: 03 July 2025

016

PT 007.2

Matters Arising not included elsewhere on the agenda:

PT 100.2

Mobile Phone Mast: Icon Tower stated on 30.05.25 that no further progress had been made and that the lease agreement was still being drafted.
Noted

PT 100.2

Meeting with Planners: No new information received.
Noted

PT 008

**PLANNING
PT 008.1**

Planning Applications Considered: It was proposed, seconded and:

RESOLVED: To comment as follows to TMBC.

Unanimous

25/00650/PA 14 Quindell Place, Kings Hill

Prior Notification for Larger Home Extension (Part 1 Class A): Single storey rear extension to a depth of 4.61m, maximum roof height of 3.2m, and eaves height of 3.2m

NOTED / NO OBJECTION

25/00742/PA 1 Abbey Wood Road, Kings Hill

Prior approval for the installation of solar equipment on non-domestic premises under Class J or Part 14 of Schedule 2 of the town and Country Planning (General Permitted Development) Order 2015 (GPDO) (as amended): Installation of 50 KWP PV Solar System with 109 solar panels

NOTED / NO OBJECTION. The Committee noted that this application met the CCE Committee brief

25/00876/PA 50 Gibson Drive, Kings Hill

Non-material amendment to planning permission TM/23/00859/FL to change of approved landscape proposals to allow for boundary treatments to secure care home gardens

OBJECTION on the grounds that the development would irreversibly alter the character of the area, that it was oppressive and that it was out of keeping with the existing environment.

The planning application prompted a discussion on concerns regarding the WMGP and QCC inspections which would be followed up.

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Committee Chairman:

Date: 03 July 2025

- PT 008.2** **Planning Decisions:** The following were noted. **Noted**
- 24/01901/PA** **Development site between 1 Tower View and 35 Kings Hill Avenue**
Details of conditions
TMBC APPROVED
- 24/02036//PA** **31 Lambourne Drive, Kings Hill**
Lawful Development Certificate Proposed:
Extend existing drop kerb and driveway
TMBC APPROVED
- 25/00072/PA** **18 Kings Hill Avenue, Kings Hill**
Installation of back up generator with secured fencing
TMBC APPROVED
- 25/00447/PA** **Knysna, 19 Russet Way, Kings Hill**
First floor side extension
TMBC APPROVED
- 25/00487/PA** **50 Gibson Drive, Kings Hill**
Non-Material Amendment to planning permission TM/23/00859/FL to allow for lifting of gable roof at ends of southeast & southwest wings and central gable on south elevation.
TMBC APPROVED
- 25/00529/PA** **3 Seabrook Close, Kings Hill**
Proposed single storey rear extension
TMBC APPROVED
- 25/00537/PA** **37 Avion Gardens, Kings Hill**
Two first floor rear balconies one comprising an open top balcony and the other comprising of a two storey extension to create a covered balcony, new chimney and enlarged dormer
TMBC APPROVED
- 25/00554/PA** **54 Lapins Lane, Kings Hill**
Proposed conversion of garage to a habitable room and enclosing of open porch
TMBC APPROVED

PT 008.3 **Planning Appeals:** There were none **Noted**

PT 008.4 **Planning Enforcement:** The following were noted. **Noted**

- 25/00108//EN** **9 Stirling Road, Kings Hill**
Alleged overgrown tree (Japanese Maple) approx. 26 ft high with a spread of 14 ft

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Committee Chairman: **Date:** 03 July 2025

25/00109/EN Land South of Discovery Drive, Kings Hill (Clearwater Lane)

Alleged unauthorised works to trees and vegetation

PT 008.5 **Judicial Review in respect of TM/21/00881/OA:** Attention was drawn to the following:

- TMBC had published a draft S106 agreement.
- KHPC's legal team had responded by writing to TMBC expressing concern that a Decision Notice might be imminent despite new evidence suggesting the potential presence of Ancient Woodland on the site—a material consideration which TMBC was obliged to reassess.
- On 03 June 2025, the legal team had requested a formal response to their letter of 17 March 2025 and confirmation from TMBC that no Decision Notice would be issued until the Ancient Woodland issue had been substantially resolved.
- A follow-up meeting with residents was held on 3 June 2025.
- That it be noted that the current cost of the JR was approximately £5K and that whilst costs were expected to increase, they were expected to be capped at a maximum of £30,000. It was further noted that the officers would continue to keep the costs under close review and report back as necessary.

Following a discussion, it was proposed, seconded and:

RESOLVED: That the Committee would make a recommendation to Full Council for approval of an additional provision of £5,000 to support the continuation of JR proceedings.

PT 008.6 **TMBC Local Plan - Local Green Space Further Engagement:** Members considered new information regarding Local Green Space (LGS) designation as part of TMBC's ongoing Local Plan process. It was noted that LGS status provided robust protection similar to Green Belt and could only be designated through Local or Neighbourhood Plans. It was further noted that TMBC had consulted on this through the Regulation 18 process and an additional site within Kings Hill had now been identified for further consideration, i.e. land known as Extra grassy space at Maypole Drive and Tower View Kings Hill. TMBC was now seeking the Parish Council's views via a Site Assessment Form, including evidence of the site's special value and significance to the local community. A discussion took place during which Cllr. Rush expressed his disappointment with TMBC's consideration of Local Green Spaces. Following a discussion, it was proposed, seconded and:

RESOLVED: That this additional site and all other green spaces within King Hill needed to be protected and TMBC would be advised accordingly.

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Committee Chairman:

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- PT 008.7 Broadwater Farm:** No new information received.
Noted
- PT 009 TRANSPORT**
- PT 009.1 Highway Improvement Plan:** Members reviewed the current Highway Improvement Plan (HIP), noting progress on previously identified schemes and the need to update the plan in line with current local concerns and emerging issues. Key areas discussed included road safety, traffic flow, pedestrian access, parking pressures, and the condition of key junctions and crossings. Following a discussion, it was proposed by Cllr. Petty, seconded by Cllr. Mclymont and:
RESOLVED: That priority for 2025-2026 would be to take forward double yellow lines within Kings Hill.
By Majority
Cllr Rush Objected and requested his vote be recorded.
- It was further
RESOLVED: That a 20mph speed limit on Queen Street, Milton Way and Fortune Way would remain on the HIP as would parking mitigation measures around the schools.
- It was further:
RESOLVED: That all remaining items on the 2024 HIP would be archived.
- PT 009.2 Bus Service between Kings Hill and West Malling (item requested by Cllr Barker.** It was agreed that in the absence of Cllr. Barker that this item would be deferred. **Unanimous**
- PT 010 MATTERS FOR NOTING**
- PT 010.1 Parish Fault Reports (May 2025)** **Noted**
- PT 010.2 Road Safety & Active Travel Group Newsletter (Jan – March 2025)** **Noted**
- PT 010.3 Article on Speeding within Kings Hill:** Would be included in the September “The Hill”. **Noted**
- PT 011 DATE AND TIME OF NEXT MEETING:** Confirmed as 03 July 2025 at 6.00 p.m.

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Committee Chairman: **Date: 03 July 2025**

There being no additional business, the meeting concluded at 7.22 p.m.