

Kings Hill Parish Council – Planning and Transport Committee
Minutes of the Committee Meeting Held on Thursday, 03 July 2025 at 6.00 p.m. in
the Kings Hill Community Centre

Present: Cllrs. Barker, Colman, Mclymont, MacKay (Chairman), Petty, & Sherlaw

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

Apologies: Cllr Rush

PT 012 Apologies for Absence: It was proposed, seconded and:
RESOLVED: To accept the apologies received from Cllr. Rush (Family Commitment) **Unanimous**

PT 013 Declarations of Interest and/or Lobbying
 Cllr. Barker stated that she had been lobbied in respect of items **Noted**

PT 014 Declaration of Any Intention to Record: None **Noted**

PT 015 Committee Terms of Reference (TOR's) Review: It was proposed, seconded and:
RESOLVED: To recommend to Full Council TOR's be reapproved. **By Majority**
 (1 abstention)

PT 016 Minutes
PT 016.1 Minutes: It was proposed, seconded and:
RESOLVED: That the minutes of the meeting held on 05 June 2025 be approved. **By Majority**
 (1 abstention)

PT 016.2 Matters Arising
PT 007.2 Mobile Phone Mast: No new information had been received. The lease agreement was still being drafted between Icon Tower, KCC, and the Golf Club. County Councillor Hudson would be asked to assist in moving the issue forward at County level. **Noted**

PT 017 Planning
PT 017.1 Planning Applications Considered: It was proposed, seconded and:
RESOLVED: To comment as follows to TMBC
25/00929/PA Kings Hill Primary School
 Non-material amendment to roof materials.
NOTED / NO OBJECTION

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

Committee Chairman:

Date: 11 September 2025

037

25/01007/PA 11 Stirling Road

Part one / part two-storey rear extension.

NO OBJECTION subject to the condition that all materials used in the development matched the existing dwelling and were demonstrably sustainable and environmentally responsible.

25/01037/PA Land Adjoining Gibson Building

Re-coppicing of woodland

NO OBJECTION

25/01041/PA 1 Elstar Place

Air source heat pump specifications.

NO OBJECTION subject to the condition that all materials used in the development matched the existing dwelling and were demonstrably sustainable and environmentally responsible.

PT 017.2

Planning Decisions: The following were noted

Noted

25/00290/PA 6 Discovery Drive

Proposed ground floor extension and part garage

TMBC APPROVED

25/00375/PA 14 Quindell Place

Lawful Development Certificate: single storey rear extension

TMBC CERTIFIED

25/00628/PA 1 Elstar Place

Timber framed insulated outbuilding with extended canopy

TMBC APPROVED

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Committee Chairman:

Date: 11 September 2025

038

25/00650/PA 14 Quindell Place

Prior approval for Larger Home Extension
PRIOR APPROVAL NOT REQUIRED

25/01041/PA 9 Diana Walk

Single storey rear addition to form new dining room and extension to kitchen

TMBC APPROVED

25/00876/PA 50 Gibson Drive

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

TMBC APPROVED

- PT 017.3 Planning Appeals:** None reported. **Noted**
- PT 017.4 Planning Enforcement:** TMBC had concluded that it was not expedient to enforce the alleged breach at 2,4,11 & 15 Baddlesmere Drive. **Noted**
- PT 017.5 Judicial Review (TM/21/00881/OA):** No new information was received. **Noted**
- PT 017.6 TMBC Local Plan:** Correspondence received from TMBC confirming that resident comments regarding LGS44 (Maypole Drive) would be considered alongside those from the Parish Council. The committee reiterated its support for retaining all designated LGS its concern over the consultation process. **Noted**
- PT 017.7 Broadwater Farm:** No new information was received. **Noted**
- PT 017.8 Contaminated Land Register:** The committee agreed to support a proposal from a neighbouring council regarding contaminated land registers, recognising the benefits of regional collaboration. It was noted that whilst there was no known historical evidence of contaminated landfill affecting Kings Hill, though further checks may be made using national datasets such as the Environment Agency's Historic Landfill Sites register. **Agreed**

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Committee Chairman:

Date: 11 September 2025

PT 017.9

Boundary Review: It was reported at the previous committee meeting that during discussions Cllr. Rush suggested that the parish council consider requesting a boundary review of KHPC as a result this item was included on the agenda to allow for further discussion.. It was agreed that in the absence of Cllr Rush, to defer the discussion to a future meeting. **Agreed**

PT 018

**Transport
PT 018.1**

Highway Improvement Plan (HIP): Attention was drawn to the following:

Double Yellow Lines: The committee reviewed the request from KHS for additional information. The Committee suggested that the recent parking review conducted by TMBC did not sufficiently address the ongoing parking issues in Kings Hill. It was noted that the review primarily focused on adopted distributor roads and junctions, and several key areas experiencing persistent parking problems were omitted. Roads not included in the final implementation or where restrictions were withdrawn or deferred included:

- **Milton Lane** – proposals were withdrawn due to potential one-way traffic scheme considerations.
- **Hazen Road** – similarly affected by the one-way traffic scheme review.
- **Queen Street** – largely unadopted and therefore excluded from the formal review.
- **Regent Way** – restrictions were omitted following consultation feedback.
- **Pearl Way** – also omitted from the final proposals.
- **Fortune Way** – elements withdrawn due to potential one-way traffic impacts.

The Committee felt that the review did not go far enough to alleviate parking concerns and that the job remained incomplete. Members agreed that further restrictions, including the introduction of double yellow lines in the omitted areas, were necessary to improve safety, access, and traffic flow. **Agreed**

20 mph Speed Limit: KHS had been informed that the focus had shifted from a one-way system to speed reduction and parking improvements.

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Committee Chairman:

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040

School Parking

- The Discovery School was to update its School Travel Plan.
- Kings Hill School: KHS had agreed that bollards would be a positive step in addressing footway parking particularly near the tactile paving.

Attention was also drawn to Worcester Avenue and speeding concerns, it was noted that KHS was open to conducting tube surveys and distributing 30 mph bin stickers. It was agreed to include Worcester Avenue on the HIP.

Agreed

PT 018.2 Bus Service (Kings Hill – West Malling): The committee acknowledged ongoing resident feedback highlighting the need for additional bus links between Kings Hill and West Malling. Key concerns raised included parking charges at the station, limited public transport availability, and increasing demand for sustainable travel options. Cllr. Barker, supported by Cllr. MacKay, agreed to explore potential options and gather supporting data. Findings will be reviewed at the September committee meeting, with a view to formulating formal recommendations for consideration by Full Council.

Agreed

PT 019 Matters for Noting

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| PT 019.1 | Parish Fault Reports (June 2025) | Noted |
| PT 019.2 | NALC/LSE Emergency Planning Survey – Final Summary | Noted |
| PT 019.3 | KHS Road Safety & Active Travel Group Newsletter (April–June 2025) | Noted |
| PT 019.4 | Kent Bus Service Changes Bulletin (June–September 2025) | Noted |
| Pt 019.5 | Planning Application 25/00584/PA: The committee noted the amended proposal description and that no objections had been raised when the application was first reviewed in April. | Noted |

PT 020 Date of Next Meeting: Confirmed as Thursday, 11 September 2025 at 6:00 p.m.

There being no additional business the meeting concluded at 6.52 p.m.

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Committee Chairman:

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