

KINGS HILL PARISH COUNCIL

Minutes of the Planning and Transportation Committee Meeting held on Thursday, 11 September 2025 at 6.00 p.m. at Kings Hill Community Centre, 70 Gibson Drive, Kings Hill, ME19 4LG

Present: Cllrs. Barker, Colman, Mackay, & Sherlaw

Also Present: K Bell (Parish Clerk)

Apologies: Cllrs. Petty & Mclymont

In the absence of Cllr. Mclymont (Committee Chairman), the meeting was Chaired by the Deputy Committee Chairman Cllr. Sherlaw who opened the meeting and welcomed all present.

PT 021 **Apologies for Absence:** It was proposed, seconded and:
RESOLVED: To approve the apologies received from Cllrs Petty (Holiday) and Mclymont (Holiday) **Unanimous**

PT 022 **Declarations of Interest and/or Lobbying:** Councillor Barker declared a non-pecuniary interest in planning application 25/01373/PA on the grounds of being a near neighbour to the site. In accordance with the Localism Act 2011 and the Local Government Association's "Probity in Planning" guidance, it was permissible for Councillor Barker to remain in the meeting, participate in the discussion, and vote on the item, as the interest did not amount to a disclosable pecuniary interest. **Noted**

PT 023 **Intention to Record:** No intention to record was declared. **Noted**

PT 024 **Minutes**
PT 024.1 **Minutes:** It was proposed, seconded and:
RESOLVED: That a minor amendment to the minutes of the meeting held on 03 July 2025 be made following which they were approved and signed as a correct record. **Unanimous**

PT 024.2 **Matters Arising not included elsewhere on the agenda**
PT 016.2 **Mobile Phone Mast:** The agent instructed jointly by Kings Hill Golf Club and KCC had not yet provided the valuation. Whilst it was understood to have been prepared, it was awaiting sign off by the appropriate partner. Regarding operator demand, as significant investment was involved it was unlikely that Icon would be pursuing this if there was not the demand for the capacity it would provide. **Noted**

PT 025 **Planning**
PT 025.1 **Planning Applications requiring representation (04.07.25–04.09.25):** It was proposed, seconded and:
RESOLVED: That the following representations be approved: **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: 02 October 2025

071
25/00944/PA

Land opposite the Paddocks, Birling Road, Leybourne

Permanent use of site for four gypsy traveller families to include four static caravans, four touring caravans, four utility blocks, parking for 8 cars, water treatment plant and associated hardstanding

Objection submitted as neighbouring parish.

25/01117/PA

23 Saxon Close, Kings Hill

Lawful Development Certificate Proposed: Single storey rear extension & 4 roof lights

NOTED – NO COMMENT

25/01143/PA

8 Cobham Drive, Kings Hill

Details of condition 4 pursuant to 23/00659/FL

NOTED – NO COMMENT

25/01157/PA

Development site between 23 Kings Hill Avenue and 8 Abbey Wood Road

Details of conditions 25 and 26 pursuant to TM/18/03033/OA

NOTED – NO COMMENT

25/01174/PA

6 Braeburn Way, Kings Hill

Single Storey rear extension, and internal and external alterations

NOTED – NO COMMENT

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Committee Chairman:

Date: 02 October 2025

072
25/01198/PA

**21 Kings Hill Avenue,
Kings Hill**

Conversion of existing tennis courts to 3 x Padel courts with associated lighting and canopy over one court. Removal of fencing and gate and, creation of outside seating area with cover, lighting and associated works

NOTED – NO COMMENT

25/01265/PA

6 Cardinal Walk, Kings Hill

Lawful Development Certificate Proposed: Loft conversion with a rear dormer and skylight windows to front

NOTED – NO COMMENT

25/01296/PA

3 Park Drive, Kings Hill

Conversion of garage to habitable room to create an annex

NOTED – NO COMMENT

25/01299/PA

**Kings Hill Golf Club,
Fortune Way, Kings Hill**

Prior approval for the installation of solar equipment on non-domestic premises under Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GDPO) (as amended): Installation of 37 x 450 watt solar panels to roof of greenkeepers maintenance building

NOTED – NO COMMENT

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Committee Chairman:

Date: 02 October 2025

073
25/015351/PA

23 Mitchell Road, Kings Hill

Proposed replacement of rear elevation bay and amendments to the rear elevation windows and doors including change of colour from white to anthracite

NOTED – NO COMMENT

KCC/TM/0080/2025

Blaise Farm Quarry, Quarryman's Road, West Malling

Construction of 2 new portal frame buildings to accommodate finished compost and a workshop, replacement and relocation of site offices / welfare facilities and associated parking and proposed installation of a biofilter to existing reception building

NOTED – NO COMMENT

PT 025.2

Planning Applications Considered: It was proposed, seconded and:

RESOLVED: To comment as follows to TMBC

Unanimous

25/01373/PA

22 Alderwick Grove

First floor extension and loft conversion.

OBJECTION on the following grounds

- Overdevelopment
- Not in keeping with the local character
- Concerns over site access
- Overpowering and overbearing impact
- Adverse impact on neighbouring residential properties
- Inadequate parking provision

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Committee Chairman:

Date: 02 October 2025

25/01356/PA 47 Waterloo Walk

Loft conversion with dormer and rooflights.

NO OBJECTION
provided materials matched the exiting property and were environmentally sustainable

PT 025.3 Planning Decisions: The following were noted.**Noted****25/00180/PA Kings Hill Community Centre**

Installation of solar panels on the roof of the Kings Hill community Centre, installation of air conditioning units in the two offices and the installation of an upgraded CCTV system

TMBC APPROVED

25/00497/PA 18 Aviator Drive, Kings Hill

Proposed single store side extension to create a home office

TMBC APPROVED

25/00584/PA 5 Woodford Grove, Kings Hill

Front and rear single storey extension and a first floor side extension

TMBC APPROVED

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

Prior approval for the installation of solar equipment (installation of 50 kWp PV Solar System with 109 solar panels)

PRIOR APPROVAL NOT REQUIRED

25/00749/RD Kings Hill Phase 3, Gibson Drive

Details of conditions 23 and 24 pursuant to TM/13/01535/OAE

TMBC APPROVED

25/00929/PA Kings Hill Primary School

Consultation by KCC: Non-material amendment to planning permission TM/22/2500 to change part of the roof materials (KCC Reference TM/22/2500/R)

TMBC NO OBJECTION

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Committee Chairman:

Date: 02 October 2025

075

**25/01037/PA Land Adjoining Gibson Building,
Gibson Drive, Kings Hill**

Prior Written consent: Part of coppice woodland between Willington Way and Gison Building in Kings Hill that is within the red line boundary of the Gibson Building re-coppicing site plan and also the red line site boundaries for applications 99/00413/DR3 and 99/01184/DR3 - Re-coppice

TMBC APPROVED

**25/01206/PA Blaise Farm quarry, Blaise Quarry
Road, Kings Hill**

Consultation by KCC: Construction of 2 new portal frame buildings to accommodate finished compost and a workshop replacement and relocation of site offices / welfare facilities and associated parking and proposed installation of a biofilter to existing reception building (KCCTM/0080/2025)

TMBC NO OBJECTION

PT 025.4 Planning Appeals: There were none **Noted**

PT 025.5 Planning Enforcement: The following were noted.
Noted

25/00109/EN Land South of Discovery Drive, Kings Hill
Alleged unauthorised works to trees and vegetation
TMBC identified no breach of planning control.

25/00159/EN 7 Townsend Square, Kings Hill
Alleged unauthorised gate and hedge height
TMBC investigating

25/00180/EN 21 Cardinal Walk, Kings Hill
Alleged unauthorised outbuilding
TMBC identified no breach of planning control

25/00188/EN 49 McArthur Drive, Kings Hill
Alleged unauthorised garage window
TMBC investigating

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Committee Chairman:

Date: 02 October 2025

Judicial Review (TM/21/00881/OA): The Committee received an update from the Clerk who reported that Tonbridge & Malling Borough Council (TMBC) had commissioned a report which had concluded that the site did not include ancient woodland. The Committee noted concerns raised regarding the impartiality of the report, given that it was commissioned by TMBC and its findings supported TMBC's planning decision. The ancient woodland designation was considered a significant factor in the application. The following Key points were noted:

- TMBC was progressing with Section 106 negotiations and preparing to issue the Decision Notice (DN).
- Kings Hill Parish Council had resolved to pursue a Judicial Review (JR) of the decision.
- There was a risk that, once the DN was issued, the developer could commence tree felling immediately.
- The Council's legal representatives may seek an injunction to protect the trees pending the outcome of the JR.

Councillors with local knowledge of the site were specifically asked to review the report and provide comments on whether they agree or disagree with its conclusions, to assist in forming the Council's response.

The Committee agreed to continue monitoring the situation and to take further legal advice as necessary in respect of the following potential further legal actions:

1. Seek an Injunction: To prevent any tree felling or site clearance until the Judicial Review was resolved.

2. Commission an Independent Ecological Survey: To challenge the findings of TMBC's commissioned report regarding the absence of ancient woodland.

3. Submit a Formal Complaint to the Local Government Ombudsman: To raise concerns over procedural fairness, transparency, or impartiality in TMBC's handling of the application.

4. Request a Call-In by the Secretary of State: Purpose: To have the application reviewed at a national level due to its potential environmental impact.

5. Engage with Environmental NGOs or Legal Advocacy Groups: To strengthen the Council's position and potentially gain support or resources.

6. Monitor and Document Site Activity: To gather evidence of any unauthorised works or breaches of planning control.

7. Follow up meeting with the Resident Action Group.

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Committee Chairman:

Date: 02 October 2025

- PT 025.7** **TMBC Local Plan:** Cllr. Barker advised that the next phase of the process was due to commence in November 2025.
Noted
- PT 025.8** **Broadwater Farm:** No new information received.
Noted
- PT 025.9** **Boundary Review:** The Committee revisited the proposal for a boundary review of Kings Hill Parish Council, originally raised by Mr. David Rush who had suggested that the parish boundary should include the whole of Heath Farm. As Mr. Rush had now resigned from the Council, the Committee acknowledged his contribution in initiating this discussion and considered how best to progress the matter. It was agreed that in the first instance additional research was required and for liaison to take place between KHPC and neighbouring parishes. **Noted**
- PT 025.10** **Asset of Community Value:** The Committee received an update regarding the Asset of Community Value applications. It was confirmed that the applications had been submitted. It was further reported that prior to his resignation, Mr. Rush had offered to assist with the provision of mapping data to support the submissions. The Clerk reported that this aspect was in hand and would be progressed as a priority to ensure the applications were fully supported with the necessary documentation. The Committee expressed its thanks for the Clerk's and Assistant Clerk's proactive approach and noted that a further update would be provided once the mapping data had been finalised and submitted. **Noted**
- PT 025.11** **Tree Preservation Order No 25/00009/TP:** Information received regarding land east of 60 Gibson Drive and the Community Centre.
Noted
- PT 025.12** **Youth Facility (Skatepark) – Planning Update:** The Committee received an update from Prologis regarding the ongoing planning application for the proposed skate park. It was reported that the application process had been significantly delayed by Tonbridge & Malling Borough Council (TMBC). At a late stage, TMBC placed a Tree Preservation Order (TPO) on all trees at the site and initiated a last-minute consultation with the tree officer, resulting in a request for further information.
- Prologis confirmed that TMBC had offered two options: to withdraw the application or accept a refusal. Prologis chose not to withdraw, which led to renewed engagement with TMBC. It was agreed that consultation comments would be revisited and additional information provided. **Noted**

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Committee Chairman:

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PT 025.13

Engagement with Praxis – Kings Hill Regeneration Plans:

The Committee received correspondence from Maxim PR, acting on behalf of Praxis, following their recent investment in a portfolio of 14 office buildings at Kings Hill. Praxis wished to address concerns arising from social media speculation suggesting that some of their buildings might be used to house migrants while their claims are processed by the Home Office. Praxis categorically denied these claims and confirmed that none of the buildings will be used for this purpose.

It was reported that Praxis had undertaken a detailed review of its holdings and was developing a strategy to future-proof Kings Hill's commercial property offering. This included plans for renewal, repurposing, and potential redevelopment, with discussions underway with several businesses regarding occupancy of vacant office space. Future planning applications might follow.

Praxis affirmed its commitment to the sustainable future of Kings Hill as a place to live and work. The Committee welcomed this reassurance.

Noted

PT 026

Transport
PT 026.1

Highway Improvement Plan (HIP): The Committee received an update from the Clerk confirming that the latest version of the Kings Hill Highway Improvement Plan (HIP) had been circulated to members, following correspondence with Kent County Council. It was noted that the updated HIP reflected the Parish Council's priorities, which included:

- **Priority 1 – Double Yellow Lines:** The Parish Council expressed concern that the recent parking review by TMBC did not adequately address persistent issues in several key areas. Roads such as Milton Lane, Hazen Road, Queen Street, Regent Way, Pearl Way, and Fortune Way were either omitted or had restrictions withdrawn. The Council continues to advocate for further restrictions to improve safety and access.
- **Priority 2 – 20mph Speed Limit:** The Parish Council confirmed its support for shifting focus from a one-way system to speed reduction measures, specifically the introduction of a 20mph limit on Queen Street, Milton Lane, and Fortune Way due to ongoing safety concerns.
- **Priority 3 – School Parking Mitigation:** The Parish Council supported efforts to update The Discovery School's School Travel Plan and welcomed the proposal for bollard installation near Kings Hill School to address footway parking. Worcester Avenue was also identified as an area of concern due to speeding, and the Parish Council supported its inclusion in the HIP, along with tube surveys and bin sticker distribution.

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The Clerk reported that she was continuing to liaise with KCC officers and would provide further updates as discussions progressed, including outcomes from the upcoming meeting between KCC and The Discovery School.

The Committee welcomed the proactive engagement and reaffirmed its support for the HIP priorities. **Noted**

PT 026.2

Bus Service and Parking at West Malling Station

Bus Service Concerns: Cllr Barker reported concerns regarding the limited bus service between Kings Hill and West Malling, particularly in light of Kings Hill's growing population. She emphasised the need for additional services to support both commuter and leisure travel, noting that current provision is insufficient.

Cllr Barker advised that she would be arranging meetings with bus operators and Kent County Council (KCC) to explore options for improving connectivity. She also highlighted that any new services would require commitment from local residents to use them, to ensure viability.

It was further noted that the lack of available parking in West Malling station car parks after 10:00 a.m. was restricting residents from accessing train services, reinforcing the need for reliable public transport links. **Noted**

Parking at West Malling Railway Station: The Committee received correspondence from local residents, as well as a response from Helen Grant MP, regarding ongoing concerns about parking provision at West Malling Railway Station. It was noted that the station car park was currently operating at approximately 98% occupancy, with demand regularly exceeding supply—particularly on peak days. Constraints on physical expansion were acknowledged, including the bypass to the east, the railway line to the north, and Eden Farm to the south. The Committee recognised the impact this issue was having on Kings Hill residents and reiterated that, while the Parish Council did not have direct responsibility for parking provision, it continued to raise concerns with relevant stakeholders, including:

- Kent County Council Highways & Transportation
- Tonbridge & Malling Borough Council
- Southeastern Railway

Helen Grant MP confirmed she had previously met with Southeastern to discuss the issue and welcomed the Parish Council's continued engagement. She also noted the recent appointment of an Integrated Travel Manager at Southeastern, tasked with improving connectivity between rail and other transport modes.

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Cllr. Barker reported that she had been in contact with WMPC whose Clerk was in the process of writing to the 4 car park operators to ascertain the feasibility of increasing parking provision.

The Committee agreed to:

- Continue to monitor the situation and raising concerns with stakeholders.
- Share any specific suggestions or feedback from residents with Helen Grant MP, who offered to raise them directly with Southeastern.

Noted

PT 026.3

KCC Parish Bus Stop Shelter Grant 2025/2026: The Committee received information from Kent County Council regarding the launch of the Parish Bus Stop Shelter Grant (PBSSG) for the 2025/2026 financial year. The grant scheme offered financial support to parish councils for the refurbishment, replacement, or installation of bus shelters in poor condition. It was noted that the application deadline was 31 October 2025. Committee members were invited to identify any locations within Kings Hill where bus shelter improvements might be needed, so that a potential application could be considered. The Committee welcomed the opportunity and agreed to review possible sites for inclusion in a submission.

Noted

PT 027

Committee Budgetary Requirements for 2026–2027: Committee members were invited to consider any budgetary requirements for the 2026–2027 financial year. The Clerk advised that the budget-setting process was at a preliminary stage, and this meeting provided an opportunity for members to identify potential spending needs or project priorities ahead of finalising the budget. Committee Members were encouraged to reflect on current and anticipated activities within the Planning and Transportation remit, including infrastructure improvements, transport initiatives, and planning-related projects. Any suggestions or proposals would be reviewed and costed, with a draft budget to be presented at a future meeting for further discussion and recommendation to Full Council. Following a discussion it was proposed, seconded and:

RESOLVED: That the following budget requirements would be put forward for inclusion in the 2026/2027 budget

Upkeep and Maintenance of the KHPC Salt Bins	£2.5k
Bus Service Survey	£2.5K
Survey Monkey subscription	£TBC
Bus Shelters	£TBC

Unanimous

Cllr. Mackay requested a copy of an existing KH bus stop map

Noted

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Committee Chairman:

Date: 02 October 2025

PT 028

Matters for Noting

PT 028.1

Parish Fault Reports (August / September 2025): The Committee received and noted the Parish Fault Reports for August and September 2025. It was noted that these reports detailed issues raised relating to local infrastructure and public amenities, including street lighting faults, damaged signage, potholes, and other maintenance concerns within the parish. Members were encouraged to continue reporting faults promptly to ensure timely resolution and to support ongoing improvements to the local environment. **Noted**

It was further reported that KCC highways were trialling a new fault reporting tool which would focus on potholes and would eventually replace the existing reporting tool for highway issues. The pothole reporting link would be disseminated to Cllrs.

Noted

PT 028.2

Correspondence: Reform of Planning Committees Consultation: The Committee received correspondence from a resident regarding the open consultation on the Reform of Planning Committees: Technical Consultation, promoted by GOV.UK and led by the Ministry of Housing, Communities and Local Government. It was noted that the consultation sought views on proposed reforms to modernise planning committees across England. It was noted that while Kings Hill Parish Council is not a planning authority, it has an important role in representing community interests and contributing to the wider planning process.

The Committee agreed that the consultation presented an opportunity to help shape future planning governance and noted that the matter had been raised with Tonbridge & Malling Borough Council (TMBC) for consideration. Councillors were encouraged to review the consultation and submit individual or collective responses where appropriate. **Noted**

PT 028.3

National Highways & Transport Network Surveys: The Committee received information from Kent County Council regarding its participation in the National Highways and Transport (NHT) Public Satisfaction Survey for the eighth consecutive year. While the main survey was being conducted by Ipsos via postal questionnaires to a representative sample of households, KCC had also launched six web-based surveys focusing on specific areas of transport and infrastructure:

- Highway maintenance
- Accessibility
- Walking and cycling
- Public transport

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Committee Chairman:

Date: 02 October 2025

- Road safety
- Tackling congestion

It was noted that these surveys were publicly available online via the Let's Talk Kent website and will remain open until the end of February 2026. Committee Members were encouraged to complete any surveys of interest. The survey links would be shared with the community to help increase participation. The Committee noted the importance of the surveys in helping KCC understand local priorities and concerns. **Noted**

PT 029 **Date and Time of Next Meeting:** Confirmed as Thursday, 02 October 2025 at 6.00 p.m. Cllrs. Colman, Mackay and Sherlaw gave their apologies. **Noted**

There being no additional business, the meeting concluded at 7.40 p.m.

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Committee Chairman: **Date:** 02 October 2025