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KINGS HILL PARISH COUNCIL

Minutes of the Planning and Transportation Committee Meeting

Date: Thursday, 2 October 2025

Time: 6.00 p.m.

Venue: Kings Hill Community Centre, 70 Gibson Drive, Kings Hill, ME19 4LG

Present: Cllrs. Barker, Hartman (Deputy KHPC Chairman, Ex Officio), Mclymont (Committee Chairman) & Vincent

Also Present: Karen Bell (Parish Clerk) & 12 residents

Cllr. Mclymont opened the meeting and welcomed all present particularly the residents, Cllr Hartman, who was attending as ex officio and Cllr Vincent who was attending her first committee meeting.

Noted

PT 030 **Apologies for Absence:** It was proposed, seconded and:
RESOLVED: To approve the apologies from Cllrs. Colman (Holiday), Mackay (Holiday), Petty (Overseas) & Sherlaw (Holiday)
Unanimous

PT 031 **Declarations of Interest and/or Lobbying:** None declared.
Noted

PT 032 **Intention to Record:** No declarations made. **Noted**

PT 033 **MINUTES**
PT 033.1 **It was proposed, seconded and:**
RESOLVED: To approve the minutes from the meeting held on 11 September 2025 **By Majority**
Cllrs. Vincent and Hartman abstained as they were not present at the meeting.

PT 033.2 **Matters Arising not included elsewhere on the agenda**

PT 024.2 **Mobile Phone Mast** – No new update
Noted

PT 025.2 **Planning application 25/01373/PA – 22 Alderwick Grove:** The committees' objections had been submitted to TMBC. It was noted that the B. Cllrs were not able to "call in" application.
Noted

PT 025.12 **Youth Facility (Skate Park):** No new information received. **Noted**

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Committee Chairman:

Date: 06 November 2025

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PT 025.13

Engagement with Praxis

- Permission sought to circulate information within the community. No response from Praxis or the PR
- Helen Grant MP had met with Praxis to discuss their plans for their Kings Hill property portfolio, she was encouraged by their commitment to enhance the quality and flexibility of their existing office spaces. It was noted that change of use would be required to pursue new residential development.
- Whilst Praxis had informed Helen Grant MP that they intended to meet with KHPC, there had not been any direct communication from Praxis with KHPC.

Noted

PT 034

**PLANNING
PT 034.1**

Planning Applications for Consideration: It was proposed, seconded and:

RESOLVED: To comment as follows to TMBC

Unanimous

25/01484/PA 2 Hampden Way, West Malling

Proposed erection of an outbuilding for use as a home office / games room

NO OBJECTION subject to the following conditions

- That the external materials used in the construction of the outbuilding matched the existing property in both appearance and quality, ensuring visual continuity and preserving the character of the surrounding area.
- That the materials and construction methods employed were environmentally sustainable, with consideration given to energy efficiency, responsible sourcing, and long-term environmental impact.

In general, the committee supported the principle of enhancing residential amenities through the creation of flexible spaces such as home offices and recreational rooms. However, it encouraged applicants to adopt sustainable building practices and to ensure that new structures integrate harmoniously with the existing built environment.

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Committee Chairman:

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PT 034.2

Planning Decisions: The following were noted.***Noted*****25/01143/PA 8 Cobham Drive, Kings Hill**

Details of conditions pursuant to planning permission TM/23/00659/FL

TMBC APPROVED**25/01174/PA 6 Braeburn Way, Kings Hill**

Single storey rear extension and internal and external alterations

TMBC APPROVED**25/01041/PA 1 Elstar Place, Kings Hill**

Details of conditions pursuant to planning permission TM/25/00628/PA

TMBC APPROVED

PT 034.3

Planning Appeals: There are none to report***Noted***

PT 034.4

Planning Enforcement: The following were noted***Noted*****24/00126/EN 93 Pippin Road, Kings Hill**

Breach remedied through planning permission

25/00108/EN 9 Stirling Road, Kings Hill

No Breach

25/00188/EN 49 McCarthur Drive, Kings Hill

Not Expedient

PT 034.5

Judicial Review in respect of TM/21/00881/OA

Committee members reviewed concerns relating to ancient woodland and broader ecological matters associated with the proposed development. The preliminary ecological assessment and legal advice were considered, and members of the Resident Group attended to provide valuable local insight.

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The committee agreed to the submission of the ecological briefing note, as advised by KHPC's legal team and commissioned ecologist. The ecologist had confirmed the merit of producing a briefing note addressing both ancient woodland concerns and deficiencies in the wider ecological assessment produced by the planning applicant, while raising strategic considerations around timing and communication.

It was acknowledged that the note had been submitted to TMBC prior to the issuance of the Decision Notice, as post-decision evidence was significantly harder to introduce. It was further noted that the Legal advisors had cautioned against notifying TMBC of the note's imminent submission, as this could prompt early release of the Decision Notice.

Residents who attended were thanked for their contributions and invited to continue engaging with the Parish Council as this matter progresses. **Agreed**

PT 034.6

TMBC Local Plan: Whilst no new information has been received from TMBC's proposed timetable was noted.

Noted

PT 034.7

Broadwater Farm: No new information received

Noted

PT 034.8

TMBC Peer Challenge Review Meetings: Cllr. Barker represented KHPC at the Planning Advisory Service (PAS) Peer Challenge, which took place from 16 to 18 September 2025 as part of TMBC's Annual Service Delivery Plan for Planning. KHPC's participation was appreciated and would contribute to the broader review of planning service delivery across the borough. **Noted**

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- PT 034.9 TMBC Changes to Planning Committee Speakers:** The committee considered correspondence from East Peckham Parish Council (EPPC) outlining concerns about recent changes to public speaking rights at TMBC's Area Planning Committees. Key issues raised included housing allocation, transparency, engagement, and the fairness of speaking arrangements. It was agreed to robustly endorse EPPC's views, recognising the importance of balanced representation and meaningful public participation in planning decisions. KHPC would support calls for greater consultation, clarity, and fairness in TMBC's approach and welcomed constructive dialogue with neighbouring parishes and the borough council. **Agreed**
- PT 034.10 TMBC 21 Day Consultation:** The committee received information regarding the statutory framework governing planning consultations in that Parish Councils must submit representations within 21 days of notification, as set out in Article 25(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It was noted that whilst late submissions might be considered at the discretion of TMBC, there was no automatic right to do so and early engagement with case officers was strongly encouraged to ensure meaningful participation. It was noted that KHPC already ensured that all planning representations were submitted within the statutory window. **Noted**
- PT 034.11 Neighbouring Parish Planning Application:** To following was noted. **Noted**
- 25/01173/PA** Land at junction of Mereworth Road and Seven Mile Lane Mereworth
The planning application was in respect of a neighbouring parish for the retrospective advertisement consent for 1 x post mounted advertising board. It was noted that application had been called into committee for determination with officers recommending approval. **Noted**
- PT 035 TRANSPORT**
PT 035.1 2025-2026 Highway Improvement Plan: Awaiting KHS response. It was noted that KHS had been asked on 12.09.25 and again on 29.09.25 to confirm whether any further information was required to finalize the plan and if not whether KHPC could proceed with publishing the approved version. It was noted that KHS had provided a copy of their newly updated Highways Information Pack for 2025-2026. **Noted**
Cllr. Hartman supported by Cllr. Barker suggested that the council consider the area adjacent to and surrounding Waitrose as a potential HIP project. **Noted**

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PT 035.2 Bus Service between Kings Hill and West Malling Train Station and parking at West Malling Train Station (Item requested by Cllr. Barker): Whilst there was nothing new to report, Cllr. Barker requested that this item remain on the agenda as a standing item and confirmed her intention to arrange meetings with West Malling Parish Council with Cllr. MacKay supporting her in this work. Cllr Barker agreed to report back to the committee as and when updates are available.

Agreed

PT 035.3 KCC Active Travel Business Grants: Information noted
Noted

PT 035.4 KCC Highways & Transportation Autumn Seminars: The committee noted the upcoming KCC Parish Highways and Transport Seminars, including a virtual session held on 2 October 2025 attended by Cllr. Barker and an in-person seminar scheduled for 22 October 2025. Topics included highway improvement priorities, active travel, fault reporting, and parish engagement. The Clerk would circulate the recording, presentation pack, and summary of Q&As once available.

Noted

PT 036 MATTERS FOR NOTING

PT 036.1 Parish Fault Reports (September 2025) ***Noted***

PT 036.2 Outside Body Update: Parking and Traffic Regulations Outside London (PATROL): It was reported that the information had been circulated to inform future discussions on local parking and traffic management. The committee noted PATROL's role in supporting civil enforcement across England (excluding London) and Wales, with current focus areas including pavement parking reform, enforcement consistency, and motorist engagement. It was further noted that TMBC, was a member of the PATROL Joint Committee and that the information was relevant to Kings Hill as it continued to face challenges with pavement parking, inconsistent enforcement, and signage clarity.

Noted

PT 037 DATE AND TIME OF NEXT MEETING: Confirmed as 06 November 2025 at 6.00 p.m.

There being no additional business, the meeting concluded at 7.10 p.m.

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