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KINGS HILL PARISH COUNCIL

**Minutes of the Planning and Transport Committee Meeting held on Thursday 06 November 2025 at 6.00 p.m. in the Kings Hill Community Centre**

**Present:** Cllrs. Colman, Mclymont (Committee Chairman), Sherlaw & Vincent

**Also Present:** K. Bell (Clerk to the Council) & 1 resident (Observer)

**Apologies:** Cllrs. Barker, MacKay & Petty

Cllr. Mclymont opened the meeting and welcomed all present.

<b>PT 038</b>	<b>Apologies for Absence:</b> It was proposed, seconded and: <b>RESOLVED:</b> To approve the apologies received from Cllrs. Barker (Prior Commitment), MacKay (Family Commitment) and Petty (Overseas). <b>Unanimous</b>
<b>PT 039</b>	<b>Declarations of Interest and/or Lobbying:</b> Cllr. Colman stated that she had been lobbied by a resident in respect of the mobile phone mast. <b>Noted</b>
<b>PT 040</b>	<b>Intention to Record:</b> There were none. <b>Noted</b>
<b>PT 041</b>	<b>Minutes</b> <b>PT 041.1</b> <b>Approval of minutes from the meeting held on 02 October 2025.</b> It was proposed, seconded and: <b>RESOLVED:</b> That the minutes be approved and signed as a true record of the proceedings. <b>Unanimous</b>
<b>PT 041.2</b>	<b>Matters arising not included elsewhere on the agenda.</b>
<b>PT 033.2</b>	<b>Mobile Phone Mast:</b> No new information received <b>Noted</b>
<b>PT 033.2</b>	<b>Praxis:</b> No new information received <b>Noted</b>
<b>PT 033.2</b>	<b>Youth Facility (Skatepark):</b> Prologis had advised that this was still at planning stage and the earliest date for installation was March 2026 should the project proceed. It was noted that difficulties had arisen following the recent registration of the TPO's on the land at Gibson Drive. The Committee members would welcome the opportunity to divert funds to the Sports Park should the opportunity arise and noted that this would have to go through planning as it would necessitate a change in an approved planning condition. <b>Noted</b>

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**Committee Chairman:** .....

**Date:** 04 December 2025

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		PT 034.9	Correspondence from EPPC: No new information received. Noted
PT 042	Planning		
	PT 042.1	Planning Applications	
	PT 042.1.1	Representations submitted (03 Oct – 28 Oct 2025): It was proposed, seconded and: <b>RESOLVED:</b> That the following representations be approved	Unanimous
		25/01543/PA	76 Beacon Avenue S73 application to vary conditions of TM/24/01746/PA <b>No objection; materials must match existing and be sustainable.</b>
		25/01598/PA	50 Gibson Drive S73 application to vary conditions of TM/23/00859/FL <b>No objection; concerns about tree removal noted, request for ecological mitigation.</b>
		25/01623/PA	159A Beacon Avenue Single storey rear extension <b>No objection; materials must match and be sustainable.</b>
		25/01641/PA	4 Hayes Walk Demolition of existing conservatory and erection of singly stoey rear extension and internal alterations <b>No objection; materials must match and be sustainable.</b>
		25/01657/PA	6 Elan Close Proposed part garage conversion <b>No objection; materials must match and be sustainable.</b>

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25/01655/PA

**15 Holly Way**  
Lawful development certificate proposed: conversion of loft to habitable room incorporating rear dormer with Juliet balcony and 2 rooflights in front roof slope  
**No objection; materials must match and be sustainable.**

**PT 042.1.2 Applications Considered:** It was proposed, seconded and:  
**RESOLVED:** To comment as follows to TMBC  
Unanimous

25/01721/PA

**29 Avion Gardens**  
First floor rear extension, loft enlargement, internal alterations.  
**No objection; materials must match and be sustainable.**

25/01760/PA

**10 Avion Gardens**  
Lawful Development Certificate for single-storey rear extension.  
**No objection; materials must match and be sustainable.**

**PT 042.2 Planning Decisions:** The following were noted      Noted  
24/01268/PA **Gibson Building**  
Demolition of corridor link; restoration  
**TMBC Approved**

25/01296/PA **3 Park Drive**  
Garage conversion to annexe  
**TMBC approved**

25/01299/PA **Kings Hill Golf Club**  
Solar panel installation  
**TMBC prior approval required and granted**

25/01335/PA **3 Garden Way**  
New garage  
**TMBC refused.**

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**25/01356/PA 47 Waterloo Walk**  
Loft conversion  
**TMBC certified.**

**25/01373/PA 22 Alderwick Grove**  
Rear extension and loft conversion  
TMBC approved.

**PT 042.3** **Planning Appeals:** There are none **Noted**

**PT 042.4** **Planning Enforcement:** There are no cases to note **Noted**

**PT 042.5** **Judicial Review (TM/21/00881/OA):** It was reported that no new information had been received, it was noted that TMBC had not issued the decision notice. **Noted**

**PT 042.6** **KCC The Wildlife & Countryside Act 19681: Claimed Byway Open to All Traffic - Ketridge Lane, Wateringbury (C458):** It was reported that Kings Hill Parish Council, represented by Richard Buxton Solicitors, had formally objected to the British Horse Society's application to designate Ketridge Lane as a Byway Open to All Traffic (BOAT). The objection was based on physical barriers and historical use, environmental and amenity impacts and potential unintended consequences for future development access. KCC has confirmed that it was understood that a stopping up order was made to remove all traffic rights some time ago. **Noted**

**PT 042.7** **TMBC Local Plan:** The Committee received an update on the forthcoming Regulation 18 consultation on the Tonbridge and Malling Borough Council (TMBC) draft Local Plan, scheduled to run from 10 November to 02 January 2026. A lengthy debate took place, during which members expressed serious concern about the potential consequences for Kings Hill, viewing the proposals as pivotal to the future of the community.

It would be recommended to Full Council that Kings Hill Parish Council (KHPC) host a public meeting on 9 December 2025. It was noted that dates had been offered to TMBC both to host a public meeting and to install a static display in the Community Centre foyer, but no response had been received. KHPC agreed to proceed with:

- A banner and flag banner outside the Community Centre.
- Social media posts, a leaflet drop, and a questionnaire to encourage resident engagement. **Agreed**

The Committee stressed it was essential residents were aware of the consultation and were urged to respond individually. To this end, multiple methods of communication and engagement were to be used to reach the community. The Committee agreed to meet informally on 11 November 2025 at 6:00 p.m. to discuss progress. **Agreed**

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It was noted that the Clerk would seek a quotation from the Council's solicitors regarding the submission of KHPC's formal response. It was noted that although £30,000 had been allocated in reserves for the Local Plan response, some funds had since been reallocated to the judicial review of application 21/00881. However, sufficient funds should remain to support legal representation on the Local Plan.

PT 042.8	<b>Broadwater Farm:</b> No new information received <b>Noted</b>
PT 042.9	<b>Historic Landfill Site:</b> It was reported that following his initial outreach in June 2025, Borough Councillor Mike Taylor (Borough Green) had compiled a draft informal register of historic landfill sites across the borough which was based on a mix of detailed submissions, industry knowledge, and independent research. It was intended that the document would address the lack of formal records and highlight potential risks associated with historic landfills. <b>Noted</b>
PT 043	<b>Transport</b>
PT 043.1	<p><b>Highway Improvement Plan:</b> Attention was drawn to the following:</p> <ul style="list-style-type: none"> <li>• KHS had confirmed that KHPC could publish the 2025/2026 HIP. It has not been published on the KHPC website as a working document which was subject to review if needed</li> <li>• KHS wished to discuss further KHPC's Priority 1 – Parking. The Clerk is arranging a meeting</li> <li>• Updated 2025/2026 HIP Pack received and noted</li> <li>• Issue arose at the Annual meeting between Allotment Holders and KHPC's allotment Panel – Speeding within the vicinity of KH sports Park agreed to bring to the P &amp; T Committee.</li> </ul>
PT 043.2	<p><b>Bus service and parking at West Malling Station:</b> Following discussion, it was proposed, seconded and:</p> <p><b>RESOLVED:</b> That this item be removed from the agenda until such time as substantive information becomes available for further discussion and consideration.    <b>Unanimous</b></p>
PT 043.3	<b>KCC Highways Autumn Seminars:</b> No report received. <b>Noted</b>
PT 044	<b>Matters for Noting</b>
PT 044.1	<b>Parish Fault Reports (October 2025):</b> Copied to members <b>Noted</b>
PT 044.2	<b>Correspondence from Leybourne West Malling Residents:</b> Copied to members <b>Noted</b>
PT 044.3	<b>KCC Winter Salt/Sand Mix:</b> One tonne salt/sand mix offered to KHPC by KHS and accepted <b>Noted</b>

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It was further noted that the contractor had been asked to check and top up all the KHPC salt bins to ensure that they were fully replenished prior to the first icy spell of the winter season.

**PT 044.4** **Introduction from Planning Consultant.** Email of introduction received from Rob Jarman previously of MBC who had offered to support KHPC with planning matters. **Noted**

**PT 044.5** **RSATG Newsletter (July–September 2025):** Copied to members **Noted**

**PT 044.6** **KCC Active Travel & Explore Kent – Walking & Cycling Itineraries:** Copied to members **Noted**

**PT 045** **Date of Next Meeting:** Confirmed as Thursday, 04 December 2025 at 6:00 p.m.

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