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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.

PT 038 **Apologies for Absence: It was proposed, seconded and:**
RESOLVED: To approve the apologies received from Cllrs. Barker (Prior
Commitment), Mackay (Family Commitment) and Petty
(Overseas). **Unanimous**

PT 039 **Declarations of Interest and/or Lobbying:** Cllr. Colman stated that she had
been lobbied by a resident in respect of the mobile phone mast.
Noted

PT 040 **Intention to Record:** There were none. **Noted**

PT 041 **Minutes**
PT 041.1 **Approval of minutes from the meeting held on 02 October**
2025. It was proposed, seconded and:
RESOLVED: That the minutes be approved and signed as a
true record of the proceedings. **Unanimous**

PT 041.2 **Matters arising not included elsewhere on the agenda.**

PT 033.2 **Mobile Phone Mast:** No new information
received **Noted**

PT 033.2 **Praxis:** No new information received
Noted

PT 033.2 **Youth Facility (Skatepark):** 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. **Noted**

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and decisions made at the meeting***

Committee Chairman:

Date: 04 December 2025

PT 042

Planning
PT 042.1

114
PT 034.9 Correspondence from EPPC: No new
information received. Noted

Planning Applications

PT 042.1.1 Representations submitted (03 Oct – 28 Oct
2025): It was proposed, seconded and:
RESOLVED: That the following
representations be approved
Unanimous

25/01543/PA **76 Beacon Avenue**
S73 application to vary
conditions of
TM/24/01746/PA
**No objection; materials
must match existing and
be sustainable.**

25/01598/PA **50 Gibson Drive**
S73 application to vary
conditions of
TM/23/00859/FL
**No objection; concerns
about tree removal
noted, request for
ecological mitigation.**

25/01623/PA **159A Beacon Avenue**
Single storey rear
extension
**No objection; materials
must match and be
sustainable.**

25/01641/PA **4 Hayes Walk**
Demolition of existing
conservatory and erection
of singly storey rear
extension and internal
alterations
**No objection; materials
must match and be
sustainable.**

25/01657/PA **6 Elan Close**
Proposed part garage
conversion
**No objection; materials
must match and be
sustainable.**

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Committee Chairman:

Date: 04 December 2025

115
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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Committee Chairman:

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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, Watlington (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 Broadwater Farm:** No new information received **Noted**
- PT 042.9 Historic Landfill Site:** 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. **Noted**
- PT 043 Transport**
- PT 043.1 Highway Improvement Plan:** Attention was drawn to the following:
- 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
 - KHS wished to discuss further KHPC's Priority 1 – Parking. The Clerk is arranging a meeting
 - Updated 2025/2026 HIP Pack received and noted
 - 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 & T Committee.
- PT 043.2 Bus service and parking at West Malling Station:** Following discussion, it was proposed, seconded and:
RESOLVED: That this item be removed from the agenda until such time as substantive information becomes available for further discussion and consideration. **Unanimous**
- PT 043.3 KCC Highways Autumn Seminars:** No report received. **Noted**
- PT 044 Matters for Noting**
- PT 044.1 Parish Fault Reports (October 2025):** Copied to members **Noted**
- PT 044.2 Correspondence from Leybourne West Malling Residents:** Copied to members **Noted**
- PT 044.3 KCC Winter Salt/Sand Mix:** One tonne salt/sand mix offered to KHPC by KHS and accepted **Noted**

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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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Committee Chairman: **Date: 04 December 2025**