



YOU ARE SUMMONED TO ATTEND THE MEETING OF
THE **PLANNING, HIGHWAYS & ENVIRONMENT COMMITTEE**
ON **WEDNESDAY 6TH MARCH 2019** AT 19:30
IN **THE GIBSON SUITE** AT THE KINGS HILL COMMUNITY CENTRE

Members of the Public and Press are welcome to attend

Signed: *Julie Pilbeam* Date of 28th February 2019
Clerk and Proper Officer Issue:

Members: Cllr A Board, Cllr C Bridger, Cllr R Cassidy, Cllr M Colman, Cllr D Hurring, Cllr A Petty
Substitutes: Cllr R Ayling

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Kings Hill Parish Council's procedure for the recording of meetings is available by request. Members of the public addressing the Council but not wishing to be recorded should put this request to the Clerk at the earliest opportunity.

Agenda

1. **To receive and accept Apologies for Absence**
2. **To receive Declarations of Interest & Lobbying**
3. **Minutes** to receive and approve for signature the minutes of the meeting held on 9th January 2019. (Pages 1-6)
4. **Chairman's Announcements** – to receive announcements
5. **Public Session (to allow members of the public present to raise issues on items on the agenda)**

Planning

6. **Liberty Property Trust's Planning Applications – to consider applications and agree response.**
 - 6.1. **TM/18/03030/OAEA – Development Site between 1 Tower View and 35 Kings Hill Avenue, Kings Hill**
Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.1).
 - 6.2. **TM/18/03032/OAEA – Heath Farm, Wateringbury Road, East Malling**
Outline Application: Redevelopment to provide up to 40 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.5)
 - 6.3. **TM/18/03031/OAEA – Development Site North of 51 Amber Lane, Kings Hill**
Outline Application: Redevelopment to provide up to 85 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.4).
 - 6.4. **TM/18/03034/OAEA – Development Site North and East of Jubilee Way, Kings Hill**
Outline Application: Redevelopment to provide up to 210 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.4).

reserved for future approval except for access (Site 5.2-5.3).

6.5. **TM/18/03033/OAEA – Development Site between 23 Kings Hill Avenue and 8 Abbey Wood Road, Kings Hill**

Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.6).

7. Planning applications – to consider applications and agree responses

7.1. **TM/19/00183/PDV14J - 30 Kings Hill Avenue**

Installation of 608 Solar PV Modules mounted to the metal pitched roof areas on the easterly and westerly elevations.

7.2. **TM/19/00007/FL - 3 Sunrise Way Kings Hill**

Convert garage into a playroom.

7.3. **TM/19/00151/FL - 92 Lapins Lane Kings Hill**

Addition of a porch to the front elevation.

7.4. **TM/19/00185/FL -12 Blenheim Road Kings Hill**

Construction of a two storey side extension.

7.5. **TM/19/00258/FL -3 Garden Way, Kings Hill**

Retrospective: Single storey rear extension, installation of ground floor WC and new window to side elevation.

7.6. **TM/19/00314/FL - 34 Mitchell Road, Kings Hill**

First floor rear extension and new concertina doors to rear elevation.

7.7. **TM/19/00393/TPOC – 14A Meteor Road, Kings Hill**

Lime Tree on boundary of 16 Meteor Road - fell and replace with Ash Tree.

8. To discuss an email and letter regarding the Highways Technical Appraisal and agree actions. (Pages 7-14)

9. To consider planning applications received after agenda has been submitted

10. To report Planning decisions – Appendix 1

Environment

11. To discuss issues and exceptions on open spaces, allotments and playgrounds.

11.1. To receive update on the allotment site. (Pages 15-16)

11.2. To report that the deputy clerk is investigating grant funding for the purchase and installation of a communal shed.

11.3. To note that a procedure, training policy and risk assessment for the parish council mower are being worked on and will be brought to the next Planning, Highways & Environment Committee.

11.4. To report that the works to the Anson Avenue Play Area will be undertaken in April 2019.

12. To discuss joining the Great British Spring Clean and agree actions. (Pages 17-18)

Highways

13. To discuss the response from Tonbridge & Malling Borough Council in relation to the travel plan for phase 3 and agree actions. (Pages 19-20)
14. To report investigations regarding funding options for the "keep clear" signage on the Tower View/ Ashton Way roundabout. (Pages 21-22)
15. To report that there have been no further volunteers for the Speedwatch campaign as a result of the recent recruitment drive.
16. To receive Parish Portal Fault Report. (Pages 23-38)
17. To discuss email from a resident regarding crossing issues on Kings Hill and agree actions. (Pages 39-42)
18. To discuss the Newquay Town Council National Parking Enforcement Survey and agree actions. (Pages 43-46)
19. To report external meetings with representatives of the Planning, Highways & Environment Committee – see appendix 2
20. To report correspondence and matters for information – see appendix 3
21. Date of next meeting – 10th April 2019
22. Questions from Committee Members and future agenda items

Appendix 1

To report Planning decisions

1. TM/18/02820/FL – 37 Porter Avenue, Kings Hill - Proposed two storey rear extension. **Approved.**
Kings Hill Parish Council had no objections.
2. TM/18/02256/FL – 42 Braeburn Way, Kings Hill - Demolition of existing garden/boundary wall and construction of new wall. **Approved.**
Kings Hill Parish Council had no objections but raised concerns regarding health & safety and visibility.
3. TM/18/01609/RM - Areas 10, 11 And 15 Kings Hill Phase 3 - Reserved Matters Application (access, appearance, landscaping, layout and scale) for Areas 10, 11 and 15 for the erection of 166 dwellings (including 112 affordable housing units) with associated parking, access, open space and landscaping pursuant to Condition 1 and details pursuant to Conditions 12 (highways), 19 (parking), 20 (levels), 23 (landscape strategy), 24 (landscaping scheme - partial discharge), 37 (foul drainage) and 38 (surface water drainage) of Outline Planning Permission TM/13/01535/OAEA (Residential development for 635 dwellings and associated community facilities). **Approved.**
Kings Hill Parish Council object on the following issues:
 - Inadequate overall parking; although it is reported as meeting or just exceeding the requirements set out in the parking standards, KHPC is aware of the ongoing issue of parking throughout Kings Hill. Where inadequate provision is made, the result is excessive and obstructive parking on roads, causing highway issues. Other recent developments such as Areas 1 & Area 63 have made greater provision above the minimum standard than is offered up in this application.
 - Issues of overspill parking; a large proportion of the units proposed are one or two bedroom and hence only one parking space provided to meet the minimum parking standard. From experience most Kings Hill households have more than one car due to limited alternative transport options - these cars need to park somewhere and will end up

over-spilling to adjacent areas including the more major circulation/distributor roads.

- Tandem parking; the parking standards state that where more than one space is provided, they should be independently accessible as "Tandem parking arrangements are often under-utilised." Given the proposed parking is only just above the minimum required, concerns are raised that a number are proposed in tandem arrangement.
- Courtyard parking; a significant number of allocated spaces are proposed in these arrangements. The police have raised concerns over surveillance of these areas and from experience they are under-utilised.
- Shared surfaces; the proposals are for no pavement areas; instead the proposals are typically for a shared surface of generally 4.8m width or less. Safety concerns have been raised elsewhere in Kings Hill where these shared surfaces have been provided. The situation is exacerbated in these proposals by long single access point cul de sacs and the homes being built close to the back edge of the shared surface. Whilst the swept plan demonstrates sufficient width for emergency vehicles and refuse carts, removal/delivery vehicles can be longer. The swept plan assumes there will be no vehicles parked in the road which from experience is unlikely; just one parked car can cause an issue and with no additional separate pavement space, there is limited alternative manoeuvring space.
- On street parking undersized; table B8 of the vehicle parking standards states the size for parallel on street parking is 6m by 2.5m; the proposal offers spaces only 2m wide. With the average car being 1.8m wide excluding mirrors and the need for some clearance and manoeuvring, it is likely that the parked cars will encroach onto part of the shared surface carriageway, which is designed at the minimum 4.8m width or less. Concern is raised that this exacerbates the issue of vehicular and safe pedestrian access for residents and commercial/emergency vehicles.
- There appears to be no provision for any DDA/accessible spaces or future proofing for charging of electrical vehicles, which may prove difficult to install retrospectively with such a high proportion of off plot parking.
- Density and over intensification; it is noted that this area was designated for higher density. However, the number of homes proposed on the parcels of land within phase 3 where planning consent has already been granted together with this application account for a greater percentage of the total 635 homes than the percentage of land used. As the outline planning consent for phase 3 is for a maximum of 635 homes, this allows for the density of this application to be reduced which will enable greater provision for additional parking, roadways and footpaths.
- The gardens in many instances are very small with very modest front garden area. Although provision has been made for refuse and recycling storage; the allowance for only two bins and one box will be insufficient from next year when TMBC introduce their new refuse and recycling scheme with a greater number of receptacles - there is concern as to where these will be stored; potentially to the front of homes or in landscaped areas, etc.
- Kings Hill Parish Council highlight concerns that a greater proportion of the homes should be affordable ownership or rent in lieu of social rent.

4. TM/18/03022/FL – 23 Tiffen Way, Kings Hill - Proposed loft conversion with dormer window to the rear elevation and 3 No rooflights to front elevation to facilitate a loft conversion.

Approved

Kings Hill Parish Council had no objections.

5. TM/18/03013/FL – 24 Garden Way, Kings Hill - Single storey rear extension. **Approved.**

Kings Hill Parish Council had no objections.

6. TM/18/03028/FL – 20 Woodford Grove, Kings Hill - Proposed ground floor extension to the rear of existing house. **Approved.**

Kings Hill Parish Council had no objections.

To report external meetings with representatives of the Planning, Highways & Environment Committee

1. 22/01/2019 – Mereworth Parish Council meeting. Cllrs Barker and Colman attended.
2. 20/01/19 - Buses for Tonbridge Schools Meeting. Cllr Barker attended.
3. 03/03/19 Buses for Tonbridge Schools Meeting. Cllr Barker to attend.
4. 05/03/19 JPCTCG Meeting. Cllr Barker to attend.

Appendix 3

To report Correspondence and matters for information

1. 09/01/2019 – Email from resident regarding traffic on Kings Hill.
2. 10/01/2019 – Email from TMBC regarding Minutes for Joint Transportation Board, Monday, 26th November, 2018.
3. 11/01/2019 – Email from KCC regarding Kent Minerals and Waste Local Plan 2013-30; Mineral Sites Plan and Early Partial Review.
4. 11/01/2019 – Minutes for Joint Transportation Board, Monday, 26th November, 2018.
5. 21/01/2019 - Weekly lists of planning enforcement cases 19/03.
6. 21/01/2019 - List B 19/03.
7. 28/01/2019 - Weekly lists of planning enforcement cases 19/04.
8. 28/01/2019 - List B 19/04.
9. 07/02/2019 – Email from Ryarsh Protection Group regarding Resident Update - KCC Mineral Sites Plan Consultation.
10. 11/02/2019 – Weekly lists of planning enforcement cases 19/06.
11. 11/02/2019 - List B 19/06.
12. 18/02/2019 - List B 19/07.
13. 19/02/2019 - Agenda for Area 2 Planning Committee, Wednesday, 27th February, 2019, 7.30 pm.
14. 20/02/2019 - Weekly lists of planning enforcement cases 19/07.
15. 20/02/2019 – Email from Tonbridge & Malling Borough Council regarding Local Plan submission.
16. 25/02/2019 – Email from SGN regarding Consultation Meeting for SGN Closure in Summer 2019- Follow up.
17. 25/02/2019 - Weekly lists of planning enforcement cases 19/08