



YOU ARE SUMMONED TO ATTEND THE MEETING OF
THE **PLANNING, HIGHWAYS & ENVIRONMENT COMMITTEE**
ON **WEDNESDAY 10TH APRIL 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 4th April 2019
Clerk and Proper Officer Issue:

Members: Cllr A Board, Cllr C Bridger, Cllr R Cassidy, Cllr M Colman, 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 6th March 2019. (Pages 1-24)
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)**

Environment

6. **To discuss issues and exceptions on open spaces, allotments and playgrounds.**
 - 6.1. To receive update on the allotment site. (Pages 25-26)
 - 6.2. To report that the deputy clerk has applied for grant funding for the purchase and installation of a communal shed.
 - 6.3. To discuss the allotment paths and agree actions.
 - 6.4. To note the procedure and risk assessment for use of the parish council mower. (Pages 27-30)
 - 6.5. To note that the Groundsman has undertaken a weed spray of the site and has mowed the grass paths.
 - 6.6. To note that the clerk will attend the next Allotment Interest Group meeting to be held on 25th April 2019 and to consider councillor attendance.
 - 6.7. To note that correspondence has been sent to the Lords Walk Association regarding the intention to review the Anson Avenue Play Area in the future.
 - 6.8. To note Lords Walk Residents Association have been asked to assist in regular visual play area inspections at Anson Avenue play area.
 - 6.9. To receive tree inspections and agree works. (Pages 31-48)

Planning

7. **Planning applications – to consider applications and agree responses**
 - 7.1. **TM/19/00525/FL – 17 Stirling Road, Kings Hill**
Part single storey rear extension and part two storey rear extension, with loft

conversion.

- 7.2. **TM/19/00507/FL – 2 Hampeden Way, Kings Hill**
Two storey side extension.
- 7.3. **TM/19/00526/FL – 15 Windsor Road, Kings Hill**
Proposed first floor rear extension.
- 7.4. **TM/19/00465/FL -28 Shoemith Lane, Kings Hill**
Demolition of existing single storey extension and erection of side/ front extension linking to garage.
- 7.5. **TM/1900690/TPOC – 16 Meteor Road, Kings Hill**
G1 Oaks x 4: reduce crown height approx. 2.5m and spread all round by approx. 2.5m.
8. **To note that a letter was sent asking that Kings Hill Parish Council be involved in any hearing sessions in relation to the local plan.**
9. **To consider planning applications received after agenda has been submitted**
10. **To report Planning decisions – Appendix 1**

Highways

11. **To discuss the response from Tonbridge & Malling Borough Council in relation to the travel plan for phase 3 and agree actions. (Pages 49-54)**
12. **To note that the clerk is liaising with the Highway Engineer regarding a further meeting for the Ashton Way/ Tower View roundabout.**
13. **To receive Parish Portal Fault Report. (Pages 55-62)**
14. **To report external meetings with representatives of the Planning, Highways & Environment Committee – see appendix 2**
15. **To report correspondence and matters for information – see appendix 3**
16. **Date of next meeting – TBA**
17. **Questions from Committee Members and future agenda items**

Appendix 1

To report Planning decisions

1. TM/18/02788/RM – Area 9 North of Hazen Road, Kings Hill - Reserved Matters Application (appearance, scale, layout and landscaping) for 70 dwellings and associated roads, parking, garaging and open space and details pursuant to conditions 12 (highways) , 13 (access arrangements/visibility),19 (parking), 23 (landscape Strategy), 24 (landscaping scheme), 33 (lighting) and 39 (refuse strategy) of outline planning permission TM/13/01535/OAEA (residential development and associated community facilities). **Approved.**

Kings Hill Parish Council Objects to the tandem parking on this site as SPG4 Appendix B (B5) states that parking areas for two cars should preferably be double width. The Kent Design Guide also refers to tandem parking arrangements being under utilized and this therefore has the potential to cause a highway safety material planning consideration. Kings Hill Parish Council is also unaware of the agreement or legislation that states that the above should only apply 80% of the spaces.

Kings Hill Parish Council would also like to comment that there is concern as to the overall density of the phase 3 applications submitted to date.

2. 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. **Approved.**
Kings Hill Parish Council had no objections.
3. TM/19/00007/FL – 3 Sunrise Way, Kings Hill – Convert garage into a playroom. **Approved.**
Kings Hill Parish Council cannot support a family home left with just one off-road parking space particularly bearing in mind the known congestion in the area.
4. TM/19/00151/FL – 92 Lapins Lane, Kings Hill - Addition of a porch to the front elevation. **Approved**
Kings Hill Parish Council had no objections.
5. TM/19/00500/NMA – Kings Hill Phase 3, Gibson Drive, Kings Hill- Non Material Amendment to planning permission TM/16/03445/RM: minor alterations to the amphitheatre, landscaping design, planting, footpaths and car parks. **Approved.**
No consultation required.
6. TM/19/00393/TPOC – 14a Meteor Road, Kings Hill – Lime tree removed. **Approved**
Kings Hill Parish Council had no objections.
7. TM/19/00185/FL – 12 Blenheim Road, Kings Hill - Construction of a two storey side extension. **Approved.**
Kings Hill Parish Council had no objections.
8. TM/19/00183/PDV14J – 30 Kings Hill Avenue, Kings Hill - Prior Notification: Installation of 608 Solar PV Modules mounted to the metal pitched roof areas on the easterly and westerly elevations.
304 panels on each roof area (Part 14 Class J). **Prior approval not required.**
Kings Hill Parish Council had no objections.
9. TM/19/00314/FL – 34 Mitchell Road, Kings Hill - First floor rear extension and new concertina doors to rear elevation. **Approved.**
Kings Hill Parish Council had no objections.

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

1. 05/03/2019 JPCTCG Meeting. Cllr Barker attended.
2. 11/03/2019 Joint Transportation Board. Cllr Bridger attended.

Appendix 3

To report Correspondence and matters for information

1. 01/03/2019 – Letter from TMBC regarding a planning appeal.
2. 06/03/2019 – Email from JPCTCG regarding Local Plan update.
3. 11/03/2019 - Weekly lists of planning enforcement cases 19/10.
4. 11/03/2019 – Letter from Discovery School regarding parking issues.
5. 15/03/2019 - Decision sheet for Joint Transportation Board, Monday, 11th March, 2019, 7.30 pm
6. 15/03/2019 – Email from Kent County Council regarding Recent public rights of way Order.
7. 15/03/2019 – Email from Kent County Council regarding West Malling Bus Pilot.
8. 17/03/2019 – Email from resident regarding unsightly parking.
9. 21/03/2019 – Email from member of the public regarding Gibson Drive play area.
10. 25/03/2019 – List B 19/12.
11. 25/03/2019 - Weekly lists of planning enforcement cases 19/12.
12. 01/04/2019 - List B 19/13