



YOU ARE SUMMONED TO ATTEND THE MEETING OF
THE **PLANNING, TRANSPORTATION & ENVIRONMENT**
COMMITTEE ON WEDNESDAY 4TH SEPTEMBER 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 Miller* Date of Issue: 29th August 2019
Clerk and Proper Officer

Members: Cllr D Waller (Chair), Cllr S Barker, Cllr A Board, Cllr C Bridger, Cllr M Colman
Substitutes:

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 3rd July 2019. (Pages 1-6)
4. **Chairman's Announcements** – to receive announcements
5. **Public Participation Session** – In accordance with Standing Order 3e the meeting will be adjourned for ten minutes to allow members of the public to address the meeting. Members of the public shall not speak for more than three minutes, a question shall not require a response nor start a debate on the question. The chairman may direct that a written or oral response be given.

Transportation

6. **Updates on Motions from Cllr Barker**
 - 6.1. To receive update on Cllr Barker contacting the Speedwatch co-ordinator.
 - 6.2. To receive update on public rights of way.
 - 6.3. To receive update on inbound bus stops.
7. **To discuss the proposed bus service to Tonbridge detailed in the Phase 3 s106 obligation.**
8. **To receive update on the request for a STOP sign at the Queen Street/Fortune Way junction.**
9. **To discuss Kings Hill Avenue/ Tower View road closures. (Pages 7-9)**
10. **To receive update on bollards being erected on Fortune Way.**

Pursuant to section 1(2) of the Public Bodies (Admission to Meetings Act) 1960, because of the confidential nature of the business to be transacted, the public and the press will be asked to leave the meeting during consideration of item 11

11. **To receive update on the Parking Review.**

Planning

12. Planning applications – to note responses sent during the recess.

- 12.1. **TM/19/01559/LDE - 20 Stirling Road**
Lawful Development Certificate for Existing Use: Rear single storey extension

Kings Hill Parish Council has no objections

- 12.2. **TM/19/01578/FL – 3 Cleeve Court, ME19 4LP**
Demolition or partial demolition of existing detached garage; 2 storey side extension to provide integrated large garage and structural opening up in line with side; to provide a larger kitchen/family space, plus internal re-organisation to provide a utility room etc.

Kings Hill Parish Council has no objections

13. Planning applications – to consider applications and agree responses

- 13.1. **TM/19/01724/TPOC -Roundwood 4 Typhoon Road**
T4 Oak - remove major deadwood and reduce crown by 2 to 3m, T1 Lime - crown rise lower 3 branches, crown reduce by 2-3m and thin, T2 Lime-Crown rise lower 2 branches, crown reduce by 2-3m and thin and T3 Lime- Crown reduce by 2-3m and thin.

- 13.2. **TM/19/01728/FL - 169 Discovery Drive, ME19 4DS**
Proposed loft conversion

- 13.3. **TM/19/01719/FL - Asda 1, Alexander Grove, ME19 4SZ**
Car park works including removal of trees and other ancillary works.

- 13.4. **TM/19/01762/FL – 33 Braeburn Way, Kings Hill, ME19 4BN**
Single Storey Rear Extension

- 13.5. **TM/19/01819/FL – Area 1, Kings Hill Phase 3, Gibson Drive, Kings Hill**
Variation of condition 5 (windows) submitted pursuant to planning permission TM/17/01392/RM (Reserved matters for 132 dwellings in Area 1 (junction of Tower View and Kings Hill Avenue) being details relating to the siting, design and external appearance of the proposed buildings, the means of access, drainage and strategic landscaping involving discharge of conditions 1, 12, 13, 19, 20, 23, 37, 38 and 39 of TM/13/01535/OAEA (Outline planning permission for residential development))

- 13.6. **TM/19/01621/FL – Sports Ground, Beacon Avenue, Kings Hill**
To report application to be considered at Full Council

- 13.7. **TM/19/01875/FL – 47 Mitchell Road, Kings Hill, ME19 4RE**
Single storey rear extension.

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

15. To report Planning decisions – Appendix 1

16. Motion from Cllr Barker

- 16.1. To receive an update on road naming on Kings Hill.
16.2. To receive an update on the liaison with TMBC regarding consultation with the Parish council on new road names.

17. To receive update on Local Plan and agree actions.

Section 106

18. **To receive an update on the consultation with Kings Hill young residents regarding the options for a youth facility.**

Environment

19. **To discuss and agree submitting AQMA requests for locations on Kings Hill.**
20. **To receive update on green waste bags being provided to residents who are carrying out communal landscape maintenance.**
21. **To discuss email from resident regarding wildlife on paths in Kings Hill (page 11)**
22. **To consider issues regarding mobile phone signal coverage and discuss the latest Government's latest policy.**
23. **To receive an update on the works on Kings Hill Avenue.**
24. **To receive an update on the proposed parking restrictions at Asda.**
25. **The parish portal fault report (pages 13-20)**
26. **To report external meetings with representatives of the Planning, Transport & Environment Committee**
 - 26.1. 20/08/2019 – Appeal hearing for Lavender Road, West Malling. Cllrs Barker, Colman and Waller attended.
 - 26.2. 29/08/2019 – Summing Up for Lavender Road Appeal. Cllr Barker attended.
27. **To report future external meetings with representatives of the Planning, Transport & Environment Committee**
 - 27.1. 07/09/2019 – Annual Speedwatch Conference. Cllrs Barker and Colman to attend.
28. **To report correspondence and matters for information – see appendix 2**
29. **Date of next meeting – 2nd October 2019**
30. **Questions from committee members and future agenda items**

Appendix 1

To report Planning decisions

1. TM/19/00946/RD - Details of condition 34 (French market square) pursuant to planning permission TM/10/03425/FL (Hybrid Application relating to: (A) Full Planning Permission for: the erection of a new retail foodstore (847sqm) with associated car parking; Refurbishment of the Control Tower and erection of 2no. single storey side extensions and change of use to mixed use A1/A3/A5 and cultural centre at ground floor with first floor offices (flexible B1a/A2 use); reconfiguration of existing car park; new car park associated with the doctors surgery; environmental improvements to south elevation of existing Asda foodstore; creation of public realm improvements and ancillary plant and substation. (B) Outline Planning Consent for 3no. buildings for flexible use A1/A3 up to 1,073sqm (single storey) and two storey extension to existing doctors' surgery (extending up to 461sqm)). **Approved**
2. TM/19/00654/RD - Area 12 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent Details of condition 3 (design) submitted pursuant to planning permission TM/17/02667/RM (Reserved Matters (access, appearance, landscaping, layout and scale) for Area 12 for the

erection of an assisted living development comprising 75 apartments (use class C3) with ancillary facilities pursuant to Condition 1 and details pursuant to conditions 12 (highway arrangements), 13 (visibility splays), 19 (parking), 20 (levels), 21 (materials), 22 (footway, cycle & equestrian routes), 23 (landscape strategy), 24 (partial)(landscaping scheme), 33 (partial) (lighting), 37 (foul water drainage), 38 (surface water drainage) and 39 (refuse storage) of outline planning permission TM/13/01535/OAEA (Residential development for 635 dwellings and associated community facilities)). **Approved**

3. TM/19/01129/FL - 26 Worcester Avenue Kings Hill West Malling Kent ME19 4FL
Single storey rear extension and internal alterations. **Approved**
4. TM/19/01252/NMA - Area 12 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent
Non Material Amendment to planning permission TM/17/02667/RM: Addition of ground floor temporary marketing suite. **Approved**
5. TM/19/01471/TPOC - 1 Mustang Road West Malling Kent ME19 4TL
T1 Purple Maple - Crown lift lower branches (x3) to allow more light beneath canopy. Would not be more than 1m higher than current. **Approved**
6. TM/19/01444/FL - Oakhurst 3 Meteor Road West Malling Kent ME19 4TH
Proposed two storey side extension. **Approved**
7. TM/19/01325/RD - Area 63 Beacon Avenue Kings Hill West Malling Kent
Details of condition 3 (landscaping) pursuant to planning permission TM/16/00505/FL (Erection of a residential development comprising 44 no. dwellings (Use Class C3) with associated access, parking, landscaping and infrastructure). **Approved**
8. TM/19/01165/FL - 14 Lancaster Way Kings Hill West Malling Kent ME19 4LB
Garage conversion and loft conversion with rear dormer. **Approved**
9. TM/19/01036/RM - Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent
Reserved Matters Application: Details of appearance, scale, layout and landscaping pursuant to Condition 1 of TM/13/01535/OAEA (Kings Hill Phase 3) for formalisation of car parking adjacent to community centre, including landscape scheme, lighting and electric vehicle charging points. **Approved**
10. TM/19/01190/RM - The Kings Hill Community Centre 70 Gibson Drive Kings Hill West Malling Kent ME19 4LG
Reserved Matters Application (access, appearance, landscaping, layout and scale) for the extension of Kings Hill Community Centre to provide new hall, access, open space and landscaping pursuant to Condition 1 and details pursuant to Conditions 20 (site levels), 21 (materials), 22 (footways, cycle ways, equestrian routes), 23 (Landscaping Strategy), 24 (Landscaping Scheme), 33 (Lighting), 34 (Contamination), 37 (foul drainage), 38 (surface water drainage) and 39 (Refuse) of Outline Planning Permission TM/13/01535/OAEA (Residential development for 635 dwellings and associated community facilities). **Approved**
11. TM/19/01578/FL - 3 Cleeve Court, ME19 4LP
Demolition of detached garage. Two-storey side and front extension incorporating replacement garage and front balcony. Single-storey orangery-type rear and side extension. Front porch extension with new front entrance and first-floor terrace over. External and internal alterations including retiled roof and rendered/boarded walls. **Approved**
12. TM/19/00865/FL - 1 Alderman Place Kings Hill West Malling Kent ME19 4QU
Extend the garden boundary height by adding slatted wooden trellises above the existing garden fence. **Application withdrawn**
13. TM/16/00332/RM - Langley Way, Holly Way, Regent Way, Sandow Place, Amber Lane And Beacon Avenue Kings Hill West Malling Kent ME19 4FX.
Reserved matters of landscaping for various roads within Phase 2 of Kings Hill pursuant to condition 5 and approved strategy of outline planning permission TM/05/00163/FL (Variation of conditions 2 and 6 of planning application no. TM/02/03429/OAEA (outline application: Additional 92,900 square metres B1 Business floorspace, residential development, public open space, sports, leisure and recreation facilities and associated infrastructure at Kings Hill and adjoining land at Heath Farm, East Malling) to enable the submission of details and implementations of the development to be undertaken in phases). **Application not proceeded with.**
14. TM/19/01344/LDP - 169 Discovery Drive Kings Hill West Malling Kent ME19 4DS
Lawful Development Certificate Proposed: Insertion of 3 dormer windows to facilitate a loft conversion. **Refused**

15. TM/19/01559/LDE- 20 Stirling Road Kings Hill West Malling Kent ME19 4RD
Lawful Development Certificate Existing: Rear single storey extension. **Application withdrawn.**
16. TM/19/01382/LDPM - 15 Alfriston Grove Kings Hill West Malling Kent ME19 4AS
Lawful Development Certificate Proposed: single storey rear extension. **Certifies**

Appendix 2

To report Correspondence and matters for information

1. 02/07/2019 – website inquiry re: Lack of concern for the natural habitats along the bridle paths.
2. 03/07/2019 – Email from Kent County Council regarding West Malling (58) Working Group Meeting Minutes.
3. 08/07/2019 - Kent and Medway Energy and Low Emissions Strategy - Invitation to Join
4. 16/07/2019 – Appeal letter regarding Bramley Way.
5. 06/08/2019 – Email from TMBC regarding Agenda for Area 2 Planning Committee, Wednesday, 14th August 2019, 7.30 pm.
6. 09/08/2019 – Email from resident regarding closure of Kings Hill Avenue.
7. 12/08/2019 – Letter from KCC re Volunteer Support Warden Scheme Partner
8. 19/08/2019 – Email from KCC regarding Draft Kent and Medway Housing Strategy 2019-23 - consultation deadline 12 noon on 9 September.
<https://www.kenthousinggroup.org.uk/draft-kent-medway-housing-strategy-consultation/>.
9. 20/08/2019 - Land Drainage Policy Statement - Invitation to Join.