



MINUTES OF THE EXTRAORDINARY MEETING OF THE **PLANNING, TRANSPORT & ENVIRONMENT COMMITTEE** HELD ON **FRIDAY 22<sup>ND</sup> JANUARY 2021** AT 14:00. THIS MEETING WAS HELD VIA VIDEO CONFERENCE CALL DUE TO THE COVID:19.

Present: Cllr S Barker, Cllr M Colman, Cllr S Falzon-Thomas, Cllr A Petty, Cllr N Sherlaw

Apologies:

Absent: Cllr C Bridger

Also in attendance: Mrs G Jackson (Deputy Clerk)

**PTE20/379. To receive and accept Apologies for Absence**  
There were none.

**PTE20/380.** No reason for absence was received from Cllr Bridger.

**PTE20/381. To receive Declarations of Interest & Lobbying**  
Cllrs Barker, Colman and Petty attended a developer meeting regarding this application.

**Planning applications – to consider applications and agree responses**

**PTE20/382. TM/20/02830/RM - Kings Hill Phase 3**  
Reserved Matters application (appearance, access, landscaping, layout and scale) for Areas 4-8 of Kings Hill Phase 3 comprising the erection of 140no. dwellings, means of access and associated landscaping, parking, levels, drainage and ancillary works involving the discharge of conditions 1, 12, 13, 19, 20, 23, 24, 37, 38 and 39 pursuant to outline planning permission TM/13/01535/OAEA.

Kings Hill Parish Council strongly object to this planning application in relation to highway issues.

Dwellings have been provided with vehicle tandem parking, large enough for two vehicles, plus a visitor, to park in a line. The Kent Design Guide IGN3, Note 7 states that tandem parking is often under utilized. This raises a big concern as parking is a large problem on Kings Hill and parking on the street could restrict vehicle sweep paths within the development, unless an additional parking strategy is planned by the applicant. Kings Hill Parish Council would ask the applicant to provide this. The current parking provision is insufficient and unsustainable.

Insufficient residential parking spaces push drivers to park on roads which are not wide enough. If adequate parking provision is not designed into the development on residential roads then regular occurrences of problems for buses, refuse and emergency vehicles being blocked by parked cars will continue to be a problem for residents on the new

development as it is on Phase 2 particularly Milton Lane and Hazen Road.

#### Construction Access

Kings Hill Parish Council also strongly agree with Kent County Council's comments regarding the construction access route and the informative.

#### Emerging Local Plan

The Draft Policy LP1 (Presumption in Favour of Sustainable Development) seeks to delivery sustainable development to bring benefits for all sectors of the community. With this in mind Kings Hill Parish Council would like to see electric vehicle charging points made available, along with solar panels and ground source heating included in this planning application. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

#### Landscaping

Kings Hill Parish Council would request that the applicant strongly considers wildlife friendly landscaping and follows Kent County Council's Plan Bee.

**PTE20/383. To consider raising with KALC T & M Committee the 21 day rule over the Christmas and New Year holidays.**

It was **RESOLVED** to write to KALC T&M Committee asking them to raise the 21 day rule issue over the Christmas period with the Parish Partnership Panel.

**Deputy Clerk**

The meeting was closed at 14.49

Signed.....

Date.....