



MINUTES OF THE MEETING OF THE **PLANNING, TRANSPORT & ENVIRONMENT COMMITTEE** HELD ON **WEDNESDAY 1<sup>ST</sup> JULY 2020** AT 19:30. THIS MEETING WAS HELD VIA VIDEO CONFERENCE CALL DUE TO THE COVID:19.

Present: Cllr D Waller (Chair), Cllr S Barker, Cllr M Colman, Cllr N Sherlaw

Apologies Cllr C Bridger

Absent: Cllr A Petty

Also in attendance: Mrs G Jackson (Deputy Clerk)

**PTE20/62. To receive and accept Apologies for Absence**  
Apologies were received from Cllr Bridger with reasons for absence. It was **RESOLVED** that the apologies be accepted.

**PTE20/63.** No reason for absence was received from Cllr Petty.

**PTE20/64. To receive Declarations of Interest & Lobbying**  
A declaration of interest was received from Cllr Barker in relation to Items PTE20/69, PTE20/70, PTE20/71, PTE20/81, PTE20/67.

**PTE20/65. Minutes** – It was **RESOLVED** that the minutes of the Planning, Highways & Environment Committee meeting held on the 3<sup>rd</sup> June 2020 be approved and were duly signed.

**PTE20/66. Chairman's Announcements** – to receive announcements.  
There were none.

**PTE20/67. To receive update from Clearheart Lane Planning Application Working Group.**  
This item was brought forward on the agenda.

An update was received and it was noted that three members of the public would be encouraged to join the Clearheart Lane Working Group. The parish council is going to publicise this through their website, noticeboards and social media.

Cllr Barker noted that the new 21 day rule starts on September 1st 2020 so if the application is received before 31st August 2020 an extension can be requested.

**PTE20/68. To review committee objectives.**  
The following objectives were agreed by **RESOLUTION**:

- To seek to represent the views of residents on planning applications.
- To monitor and attend the local plan hearing.

- To seek residents' views on planning applications of over 10 houses.
- To re-establish Speedwatch.
- To seek to minimise the impact of anti-social parking within the village.
- To enable the implementation of a new pedestrian access in Fortune Way to Waitrose for residents.
- To monitor landscaping maintenance standard and intervene where appropriate.
- To seek the representation of residents views on the Tonbridge & Malling Parking Review.
- To undertake traffic surveys.
- To design and produce a series of short walks leaflets for Kings Hill.
- To undertake dog fouling initiatives during the course of the municipal year.
- To organise regular litter picks.
- To lobby for further litter bins for Kings Hill to KHRMC and TMBC.

## Transportation

### Speedwatch

- PTE20/69.** To note that Kent Police have restarted Speedwatch.  
This was **noted**.

## Planning

- PTE20/70.** To consider response from Waitrose regarding the pedestrian access and parking at Waitrose.  
It was **RESOLVED** for the deputy clerk to liaise with Waitrose with a view to progressing the planning application. **Deputy Clerk**
- PTE20/71.** To consider various correspondence regarding the impact of the blasts taking place at the quarry.  
It was **RESOLVED** to keep planning application TM/88/1002/RVARA (KCC/TM/0121/2020) on the website and to advertise this on social media to encourage residents to respond. **Deputy Clerk**
- PTE20/72.** It was **RESOLVED** to advertise the complaints procedure for blast vibrations on the parish council website and social media. **Deputy Clerk**
- PTE20/73.** It was **RESOLVED** to advertise the complaints procedure for blast vibrations and the Blaise Farm planning application on the Anson Avenue and Pippin Green noticeboard. **Deputy Clerk**
- PTE20/74.** To discuss email from resident regarding plans to widen the dual carriageway section of the A228 from the Tower View roundabout towards Mereworth.  
It was **RESOLVED** to investigate this further with Kent County Council and Prologis. **Deputy Clerk**
- Planning applications – to consider applications and agree responses.**
- PTE20/75.** TM/20/01124/FL – 14 Ruton Square, Kings Hill  
Addition of a large door to existing car port.

Kings Hill Parish Council would like to comment that this development will create the loss of a parking space and will therefore not be in line with the Kent Design Guide for a property of this size. **Deputy Clerk**

**PTE20/76. TM/20/01055/LDP – 25 Baxter Way, Kings Hill**

Lawful Development Certificate Proposed: dropped kerb

Kings Hill Parish Council has no comment to this planning application. **Deputy Clerk**

**PTE20/77. TM/20/01240/NMA - 34 Forest Way, Kings Hill**

Non Material Amendment to planning permission TM/18/01080/FL: The previously approved loft conversion is amended by way of raising the height of the existing gable dormers and introducing glazing to increase the amount of usable floor space within the converted loft.

Kings Hill Parish Council has no comment to this planning application. **Deputy Clerk**

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

**PTE20/78. TM/20/01268/FL – 34 Bramley Way, Kings Hill**

Single storey rear extension

Kings Hill Parish Council has no comment to this planning application. **Deputy Clerk**

**PTE20/79. TM/20/01269/LDP – 34 Bramley Way, Kings Hill**

Lawful Development Certificate Proposed: Loft conversion

Kings Hill Parish Council has no comment to this planning application. **Deputy Clerk**

It was **RESOLVED** not to report lawful development certificates to the Planning, Transport & Environment Committee. **Deputy Clerk**

**PTE20/80. TM/20/01301/FL – 4 Meteor Road, Kings Hill**

Conversion of existing conservatory into a habitable room

Kings Hill Parish Council has no comment to this planning application. **Deputy Clerk**

**PTE20/81. TM/19/01814/OA – Land at Forty Acres, East Malling**

Outline application for 250 houses.

Kings Hill Parish Council objects to this planning application with the following comments:

- The site is not in the local plan for housing but as rural countryside
- The site is Proposed Green Belt designed to preserve the distinctiveness of the historically separate settlements of West Malling, East Malling and Larkfield.
- The site is crossed by two diagonal, rural public footpaths which are used extensively and should be protected. These paths provide easy access to West Malling station encouraging people to walk. It will be laid to concrete
- The area is quality agricultural land in continuous use since at least the last war and possibly before. The previous Local Plan included reference to its special significance as agricultural land.
- Even without the Green Belt designation, this site is vital in preserving the clear and historic distinction between the settlement boundaries of West Malling, East Malling and Larkfield.

These proposals will extend the urban area

- Impact on the A20 and J4 of the M20 and other infrastructure will be stretched
- There are several trees with TPO's and hedgerows with 'important' status under the Hedgerow Regulations (1997) for access roads.

**PTE20/82.** It was **RESOLVED** to register Cllr Barker to speak at the Tonbridge & Malling Borough Council Area 3 Planning Committee. **Deputy Clerk**

**PTE20/83. TM/88/1002/RVARA (KCC/TM/0121/2020) - Blaise Farm, Kings Hill**

Request for approval of details pursuant to conditions 4, 7, 8, 12, 17 and 27 of planning permission TM/88/1002 relating to 5-year schemes of working, restoration and aftercare, prior approval for static replacement processing plant and ancillary mobile plant and equipment, amended internal road layout, replacement weighbridge and weighbridge office, wheel wash, storage and staff welfare facilities and updated schemes of blasting and blast monitoring.

It was **RESOLVED** to defer this item to the next Full Council meeting to be held on Wednesday 15<sup>th</sup> July 2020. **Full Council**

**PTE20/84. To report on Planning decisions.**  
The planning decisions were **noted**.

**PTE20/85. To receive update on the Blaise Farm applications.**  
It was reported that the planning applications are still awaiting a decision.

**PTE20/86.** It was **RESOLVED** to liaise with Kent County Council to ascertain if the planning applications are being decided by planning committee. **Deputy Clerk**

#### **Highway Improvement Plan**

**PTE20/87. To note there has been no response from Discovery School regarding the Highway Improvement Plan.**  
This was **noted** and it was **AGREED** to defer the Highway Improvement Plan until September. **PTE**

**PTE20/88. To note response from Kent County Council regarding putting notices on cars on Milton Lane.**  
It was reported that this is on hold due to COVID 19 and it was **AGREED** to defer this item until September. **PTE**

#### **Local Plan**

**PTE20/89. To note the stage 1 hearing sessions in relation to the Local Plan.**  
It was **noted** that the new hearing dates would be as follows:-

- Tuesday 6 October, Wednesday 7 October and Thursday 8 October 2020
- Tuesday 3 November, Wednesday 4 November and Thursday 5 November 2020
- Tuesday 10 November and Wednesday 11 November 2020

The ways in which the hearings can be conducted safely, including using digital technology, are currently being explored in detail.

**PTE20/90.** To consider which matters the parish council would like to speak on at the hearing session and consider the statement.  
It was **RESOLVED** to defer this item to the next Planning, Transport & Environment Committee meeting to be held in September. **PTE**

**PTE20/91.** **To receive update on the progress of the Kings Hill parking review.**  
It was noted that Tonbridge & Malling Borough Council are preparing the consultation results for the TMBC Joint Transportation Board. It was **RESOLVED** to liaise with Tonbridge & Malling Borough Council regarding this. **Clerk**

**PTE20/92.** **To receive update from Clearheart Lane Planning Application Working Group.**  
This was discussed under item number PTE20/67.

### Section 106

**PTE20/93.** **To note Section 106 report was on the Full Council agenda.**  
This was noted.

#### Motions from Cllr Waller

**PTE20/94.** To discuss community centre extension.  
It was **noted** that the report at Full Council covered this.

**PTE20/95.** To discuss youth facility.  
This was **noted**.

#### Motion from Cllr Finlay

**PTE20/96.** To discuss s106 obligations and agree a format for presentation.  
It was **RESOLVED** to agree the format for s106 obligations. **Deputy Clerk**

**PTE20/97.** **To note s106 arrangements for the following Prologis applications TM/18/03030/OAEA, TM/18/03033/OAEA and TM/18/03034/OAEA.**  
The following S106 arrangements were **noted**.

- Community learning contribution.
- Gibson Drive junction improvement scheme.
- Healthcare contribution.
- Libraries contribution.
- Outdoor sports contribution.
- Parks and gardens contribution.
- Primary education contribution.
- Secondary education contribution.
- Social services contribution.
- Youth services contribution.

**PTE20/98.** **To receive update on the results of the youth community survey.**  
It was noted that this was on currently on hold due to COVID 19.

### Environment

**PTE20/99.** **To receive the parish portal fault report.**

This was **noted**.

### **Tonbridge & Malling Borough Council draft Climate Change Strategy**

**PTE20/100.** To receive and comment on the draft climate change strategy and action plan.  
It was **RESOLVED** to defer this item to a future Planning, Transport & Environment Committee meeting to be held in September or October. **PTE**

**PTE20/101.** To receive climate change policy and action plan and consider any actions by Kings Hill Parish Council. (climate change emergency report).  
It was **RESOLVED** to defer this item to a future Planning, Transport & Environment Committee meeting to be held in September or October. **PTE**

#### **Motions from Cllr Barker**

**PTE20/102.** To report on progress of promoting neighbourhood watch schemes in the new areas of Kings Hill.  
It was **RESOLVED** to defer this item to a future Planning, Transport & Environment Committee meeting to be held in September or October. **PTE**

**PTE20/103.** To receive report from the Blaise Farm Liaison Meeting and agree actions.  
This was **noted**.

**PTE20/104.** To consider a volunteer tree warden role for Kings Hill.  
It was **RESOLVED** to defer this item to the next Planning, Transport & Environment Committee meeting to be held in September. **PTE**

**PTE20/105.** **To report external meetings with representatives of the Planning, Transport & Environment Committee**  
There were none.

#### **To report Correspondence and matters for information**

**PTE20/106.** 29/05/2020 – Email from South East Water regarding The Importance of Saving Water. **Noted.**

**PTE20/107.** 05/06/2020 – Email from TMBC regarding Update on current Refuse & Recycling collections. **Noted.**

**PTE20/108.** 06/06/2020 – Website enquiry form regarding quarry blasts. **Noted.**

**PTE20/109.** 09/06/2020 – Email from Borough Councillor regarding blasts at the quarry. **Noted.**

**PTE20/110.** 10/06/2020 – Email regarding quarry blasts. **Noted.**

**PTE20/111.** 11/06/2020 – Website enquiry form regarding quarry blasts. **Noted.**

**PTE20/112.** 12/06/2020 – Email from TMBC regarding Decision sheet for Joint Transportation Board, Monday, 8th June, 2020, 7.30 pm. **Noted.**

**PTE20/113.** 16/06/2020 – Email from KALC regarding Chief Executive's Bulletin. **Noted.**

**PTE20/114.** 16/06/2020 – Email from TMBC regarding Meeting cancelled - 01/07/2020, 19:30, Area 2 Planning Committee. **Noted.**

**PTE20/115.** 16/06/2020 – Email from resident regarding quarry blasts. **Noted.**

**PTE20/116.** 19/06/2020 – Email from KCC regarding Public Notice - Five Acre Wood School. **Noted.**

**PTE20/117.** **Date of next meeting**  
2<sup>nd</sup> September 2020

**Questions from Committee Members and future agenda items**

- PTE20/118.** Cllr Barker asked for the development management process and procedures to be placed on the next agenda along with Planning, Transport & Environment Committee Terms of Reference.
- PTE20/119.** Cllr Barker asked for the reestablishment of Speedwatch to be placed on the next agenda.
- PTE20/120.** Cllr Barker asked for the following to be placed on the next Full Council agenda "to consider which committee s106 should report to".

The meeting was closed at 21.02

Signed.....

Date.....

DRAFT