



MINUTES OF THE EXTRAORDINARY MEETING OF THE **PLANNING, TRANSPORT & ENVIRONMENT COMMITTEE** HELD ON **TUESDAY 30TH MARCH 2021** AT 19:30. 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 N Sherlaw

Apologies:

Absent: Cllr A Petty

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 Petty.

PTE20/381. To receive Declarations of Interest & Lobbying
There were none.

Planning applications – to consider resubmitted application and agree response

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 still 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. Kings Hill Parish Council do not feel that the six additional unallocated car parking spaces are sufficient and sustainable.

Kings Hill Parish Council note that the application refers to 20 other spaces and are unclear where these are and if these are the spaces allocated to the users of the Linear Park. Kings Hill Parish Council would require further information and confirmation that they are not time controlled.

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 share Kent County Council Highway’s concern that there is still no mention to electric vehicle charging points and ask that every dwelling and allocated parking has access to an electric vehicle charging point. Kings Hill Parish Council is also concerned that there is no indication of how the house builder will achieve net zero in line with TMBC’s climate change strategy by 2030. It is imperative that the house builder provides solar panels, and eco heating/ cooling systems and eco insulation during the build and not retrospectively.

Kings Hill Parish Council would note that nowhere on the indicative landscape master plan does it give reference to any native planting that is specific for attracting native pollinators, wildlife corridors, carbon absorbing plants, and navigational posts for species such as bats. Kings Hill Parish Council would request that all planting of trees, plants and hedgerows is native.

Kings Hill Parish Council are also seeking assurances that the agreed number of houses of 635 for phase 3 will not be exceeded.

PTE20/383. Cllr Barker put forward to the following motion:

“A member of the planning committee who is experienced in speaking should represent the parish council at the TMBC Area Planning Meeting in May or when this application is discussed”.

Deputy Clerk

It was RESOLVED to accept the motion.

The meeting was closed at 20.29

Signed.....

Date.....