



MINUTES OF THE MEETING OF THE **PLANNING, TRANSPORT & ENVIRONMENT COMMITTEE** HELD ON **WEDNESDAY 3<sup>RD</sup> JUNE 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 C Bridger, Cllr M Colman, Cllr A Petty, Cllr N Sherlaw

Absent: Cllr A Petty

Also in attendance: Ms J Miller (Clerk), Mrs G Jackson (Deputy Clerk)

**PTE20/1. To receive and accept Apologies for Absence**  
There were none.

**PTE20/2. To receive Declarations of Interest & Lobbying**  
There were none.

**PTE20/3. Minutes** – It was **RESOLVED** that the minutes of the Planning, Highways & Environment Committee meeting held on the 12<sup>th</sup> February 2020 be approved and were duly signed.

**PTE20/4. Chairman's Announcements** – to receive announcements.  
The chairman announced that the meeting was being recorded.

### Transportation

#### Motion from Cllr Barker

**PTE20/5.** To consider writing to Cllr Roger Gough regarding the closure of Tower View on Christmas Day.  
It was **RESOLVED** to defer this item until January or February 2021. **Deputy Clerk**

### Planning

**PTE20/6. To consider response from Waitrose regarding the pedestrian access and parking at Waitrose.**  
After much discussion it was **RESOLVED** to obtain an update from Prologis on the ownership of the land and to write to Waitrose. **Clerk**

**PTE20/7. To receive update from Cllr Barker on TMBC planning portal.**  
This item was deferred to PTE20/25.

#### Planning applications – to note responses sent during the lockdown due to Covid 19.

**PTE20/8. TM/20/00417/FL 7 Charlotte Drive, Kings Hill**  
Conversion of double garage to create a craft/ cake room for personal use.

- PTE20/9.** Kings Hill Parish Council would like to comment the following:-  
 "The additional parking conforms to the recommended minimum space. Nothing obviously stands out to me". **Noted.**
- PTE20/10.** **TM/20/00465/LDP 23 Peregrine Road Kings Hill**  
 Alteration of roof to enable a loft conversion with 4 no. roof lights to front elevation and 4 no. roof lights to rear elevation.  
 No responses were received from councillors. **Noted.**
- PTE20/11.** **TM/20/00481/RD Kings Hill Phase 3 Gibson Drive Kings Hill**  
 Details of condition 37 (water drainage) submitted pursuant to planning permission TM/13/01535/OAEA.  
 No responses were received from councillors. **Noted.**
- PTE20/12.** **TM/20/00555/FL 4 Elstar Place, Kings Hill**  
 Replacement single storey rear extension  
 Kings Hill Parish Council has no objections to this planning application. **Noted.**
- PTE20/13.** **TM/20/00581/FL 1 Russet Way, Kings Hill**  
 Proposed part garage conversion with internal and external alterations  
 Kings Hill Parish Council have the following comments on the planning application:-
- My only reservation is with Russet way as they will be losing a parking space but not sure how long their drive is.
  - These properties have only one parking space in addition to the garage. In this case they have created an unofficial second space in the front garden so I suppose this is acceptable.
- This property has one parking space in addition to the garage. If a second parking space has been created in the front garden does it have the correct surface. I have concerns that the store may be used for business purposes If so there could be an increase in traffic and parking in a residential area. **Noted.**
- PTE20/14.** **TM/20/00634/FL 55 Anson Avenue, Kings Hill**  
 Single storey side extension, first floor rear extension and part single/part two storey rear extension.  
 Kings Hill Parish Council has No Objections to this planning application. **Noted.**
- PTE20/15.** **TM/20/00661/FL 34 Bramley Way Kings Hill**  
 Two storey pitched roof rear extension  
 Kings Hill Parish Council has No Objections to this planning application. **Noted.**
- PTE20/16.** **TM/20/00648/FL 8 Redwell Grove Kings Hill**  
 Proposed conversion of existing rear conservatory to an extension.  
 Kings Hill Parish Council has No Objections to this planning application. **Noted.**
- PTE20/17.** **TM/20/00863/NMA Kings Hill Phase 3 Gibson Drive**  
 Non Material Amendment to planning permission TM/13/01535/OAEA:

Changes to house type to vary the approved porches  
Kings Hill Parish Council has no comment to this planning application.  
**Noted.**

**PTE20/18. TM/20/00736/RD Area 9 Kings Hill Phase 3 Gibson Drive**  
Details of condition 1 (boundary walls and refuse and cycling stores).  
Kings Hill Parish Council has no comment to this planning application.  
**Noted.**

**PTE20/19. TM/20/00630/PDVLR - 5 Winston Avenue Kings Hill**  
Prior Notification for Residential Extension: (Part 1 Class A) single storey rear extension.  
Kings Hill Parish Council has no comment to this planning application.  
**Noted.**

**PTE20/20. TM/20/00711/LDP - 20 Hazen Road Kings Hill**  
Lawful Development Certificate Proposed: Conversion of loft space including two side facing box dormers (total additional volume 31.3m3) to form habitable accommodation.  
Kings Hill Parish Council did not respond to this application. **Noted.**

**PTE20/21. TM/20/00907/FL - 32 Lapins Lane Kings Hill**  
Single storey rear extension.  
Kings Hill Parish Council has no comment to this planning application.  
**Noted.**

**PTE20/22. TM/20/00827/TPOC - 7 Whittle Walk Kings Hill**  
Remove a dead and unstable Silver Birch Tree with potential to replant in its place.  
Application Withdrawn. **Noted.**

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

**PTE20/23. TM/20/00969/FL - 155 Discovery Drive Kings Hill**  
Change of use of private amenity land to residential garden, creation of bin store, and part garage conversion to habitable space.  
Kings Hill Parish Council has no comment to this planning application. **Deputy Clerk**

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

**PTE20/24. TM/20/01104/FL – 7 Porter Avenue, Kings Hill**  
Loft conversion with rear dormer and 2 velux roof windows.  
Kings Hill Parish Council has no objection to this planning application. **Deputy Clerk**

**PTE20/25. To receive update from Cllr Barker on TMBC planning portal.**  
Cllr Barker gave an update on the planning portal and showed councillors how to download documents.

**PTE20/26. To report on Planning decisions.**  
The planning decisions were **noted.**

**Liberty Property Trust Planning Applications TM/18/03033/OAEA (Kings Hill Avenue), TM/18/03032/OAEA (Heath Farm), TM/18/03031/OAEA (Amber Lane), TM/18/03034/OAEA (Jubilee**

**Way) and TM/18/03030/OAEA (Tower View and Kings Hill Avenue).**

**PTE20/27.**

To note result of the Appeal

It was **noted** that the Amber Lane application was dismissed and permission was granted to the remaining applications.

**PTE20/28.**

**To receive update on the Blaise Farm applications.**

It was reported that the planning applications are still awaiting a decision.

**Highway Improvement Plan**

**PTE20/29.**

To receive update from Kent County Council and agree actions.

It was **RESOLVED** to liaise with Discovery School regarding the outcomes of the Highway Improvement Plan.

**Deputy Clerk**

**PTE20/30.**

It was **RESOLVED** to liaise with Kent County Council and agree for them to put notices on vehicles along Milton Lane which are causing problems through inconsiderate parking, if their trials have been successful.

**Deputy Clerk**

**PTE20/31.**

It was **RESOLVED** to obtain costs to undertake traffic surveys at the following locations and to look at this item when discussing next year's budget:

**Deputy Clerk**

- bus stop at Gibson Drive.
- end of Tower View.

**Motion from Cllr Barker.**

**PTE20/32.**

TMBC Proposed changes to Public Consultation on Planning Applications Minutes of PPP of 6th February.

It was **noted** that Tonbridge & Malling Borough Council propose to change the consultation period for planning applications to a fixed 21 days. It was **noted** that it was felt that this was not a sufficient time frame.

**PTE20/33.**

To consider item 1.2.5 of the report for the T & M Planning and Transportation Board and decide on a strategy for consultee representations.

It was **noted** that there are statutory provisions setting out how consultation must be undertaken (Town and Country Planning (Development Management Procedure) Order 2015 (as amended)). It was **noted** that where a parish council has been notified, under paragraph 8 of Schedule 1, this triggers the 21 day representation period for the parish council under paragraph 25 of the Order. The Order actually states that the parish council "must make any representations to [the LPA] within 21 days of the notification to them of the application".

**PTE20/34.**

**To agree the Terms of Reference for the Clearheart Lane Planning Application Working Group for recommendation to Full Council.**

It was **RESOLVED** to recommend the terms of reference to Full Council for adoption.

**Full Council**

**Environment**

**PTE20/35.**

**To receive the parish portal fault report.**

This was **noted**.

**PTE20/36.**

**To report external meetings with representatives of the Planning,**

## Transport & Environment Committee

27/02/2020 Berkeley Homes Meeting. Cllr Barker attended. **Noted.**

**PTE20/37.** 10/03/2020 Blaise IVC Liaison Committee. Cllr Barker attended.

### To report Correspondence and matters for information

- PTE20/38.** 07/02/2020 – Email from resident Gibson Drive yellow lines. **Noted.**
- PTE20/39.** 07/02/2020 – Email from resident Fire Brigade response times. **Noted.**
- PTE20/40.** 07/02/2020 – Email from resident Waitrose pedestrian access. **Noted.**
- PTE20/41.** 13/02/2020 – Email from resident regarding parking in Charlotte Drive. **Noted.**
- PTE20/42.** 21/02/2020 – Email from KALC regarding Roundhill Tunnel CCTV Replacement and Ventilation System Upgrade – Phase 1. **Noted.**
- PTE20/43.** 28/02/2020 – Email from TMBC regarding Agenda for Joint Transportation Board, Monday, 9th March, 2020. **Noted.**
- PTE20/44.** 03/03/2020 – Email from KCC regarding Monthly bus services report for February 2020. **Noted.**
- PTE20/45.** 05/03/2020 – Email from Transport for the South East regarding Our message to the Chancellor: Invest in the South East to help 'level up' the UK. **Noted.**
- PTE20/46.** 06/03/2020 – Email from KCC regarding Proposed A20 works, Aylesford, Hall Road / Mills Road. **Noted.**
- PTE20/47.** 10/03/2020 – Email from South Eastern regarding Introducing Southeastern Railway's Community Relations Manager. **Noted.**
- PTE20/48.** 13/03/2020 – Email from TMBC regarding Decision sheet for Joint Transportation Board, Monday, 9th March, 2020, 7.30 pm. **Noted.**
- PTE20/49.** 14/03/2020 – Email from resident regarding anti social behaviour and motorbikes. **Noted.**
- PTE20/50.** 26/03/2020 – Email from Planning Inspectorate regarding the Local Plan Examination. **Noted.**
- PTE20/51.** 26/05/2020 – Email from resident regarding a property on Anson Avenue. **Noted.**
- PTE20/52.** **Date of next meeting**  
1<sup>st</sup> July 2020

### Questions from Committee Members and future agenda items

- PTE20/53.** Cllr Barker requested that the B list be circulated to councillors with regard to planning applications. **Clerk**
- PTE20/54.** Cllr Barker requested that the Local Plan be on the next agenda as there is a letter to consider dated May 2020. **PTE**
- PTE20/55.** Cllr Barker informed councillors that the parking plan is not on the Joint Transport Board agenda next week.
- PTE20/56.** Cllr Barker requested that the following item be on the next agenda "consider a volunteer tree warden role for Kings Hill." **PTE**
- PTE20/57.** Cllr Barker stated that there will be a review soon in relation to the X1 and X2 bus service.
- PTE20/58.** Cllr Barker asked for an update on the plans for building a new church and S106. **Full Council**

**PTE20/59.** Cllr Barker stated that there was £8m in funding from Kent County Council with regard to walking and cycling initiatives and that KALC will be looking into this.

**PTE20/60.** Cllr Bridger asked for confirmation of when the next Liberty Property Trust meeting would be held and it was asked if there could be remote meeting held.

**Deputy Clerk**

**PTE20/61.** Cllr Waller asked for the community centre extension and the youth facility to be on the next agenda.

**PTE**

The meeting was closed at 20.45

Signed.....

Date.....

DRAFT