

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the Planning Committee**  
**Held on Monday 8th September 2025 at 7.30pm**

**Members Present:** Cllr Mrs J Watchorn (Chair), Cllr I Bosley (Vice Chairman),  
 Cllr Mrs P Bosley, Cllr D King, Cllr Mrs M Richards, Cllr D White

**In Attendance:** Tracy Baker, West Kingsdown Parish Clerk

- Item 1:**       **Apologies for Absence:** Cllr A Blackburn, Cllr M Matthew and Cllr M Stoneham  
**Item 2:**       **Declarations of Interest:**  
**Item 3:**       **Plans: To comment on the following planning applications and any received after the agenda was posted**

**25/02242/LDCEX**

**Site:** Mercure Brands Hatch Hotel London Road West Kingsdown Kent DA3 8PE

**Development:** The application seeks a Certificate of Lawfulness for the refurbishment and internal reconfiguration of upper floor loft and room space within the existing Mercure Hotel building. We have received the above application and would welcome comments, statements, or other evidence you may wish to share with us that may relate to the facts relevant to this application. The applicant is asking for a formal legal determination from the Council as to whether a particular use or development is lawful under planning law. We can only consider matters of fact, such as the historic use of the site or property, rather than views about the possible impact.

It was agreed to comment as follows: "Whilst the Parish Council does not wish to comment on the development itself, Members would point out that there **are** protected trees on the site and these are shown on the plans as "existing tree belt". They are in fact part of an ancient woodland tree belt known as "Shetley Shaws".

Proposed by the Chair

All in favour

**25/02362/WTPO**

**Site:** West of 70 Millfield Road West Kingsdown Kent

**Application:** Oak tree – remove

It is not Parish Council policy to comment on its own applications and therefore "no comment" will be made.

Proposed by the Chair

All in favour

**25/02288/CONVAR**

**Site:** Goodbury Farm Goodbury Road Knatts Valley Kent TN15 6XG

**Development:** Variation of condition 2 (Plans), 3 (Materials), 5 (BNG), 6 (Contamination), 7 (Hard and Soft Landscaping), 9 (Archaeological Recording), 10 (Watching Brief), 11 (Biodiversity Enhancements) and 13 (EV Charging Point) of 24/03114/FUL to Demolition of a two storey detached garage and ancillary accommodation, removal of an existing tennis court and erection of a new 2-bedroom dwelling with associated parking, amenity area and landscaping with amendment to roof form. Remove decorative flint panels on the south and east elevations. Alteration to fenestration. Change conditions 5, 6 , 7, 9, 10, 11 and 13 to compliance.

It was agreed to comment as follows: In view of the increased bulk caused by the proposed change in the roof style from hipped to gable ends, the Parish Council would request a condition that future development rights be removed.

Proposed by the Chair

All in favour

**25/02451/WTPO****Site:** 36B Southfields Road West Kingsdown Kent TN15 6LE**Development:** T2 (Quercus Robur) a selective reduction of overhanging branches and a light thinning to allow the adjacent tree better light access. Cuts could be made at suitable secondary growth points in order to reduce dominance over the neighbouring tree and allow both trees to maintain a balanced crown development. The tree current height is approx. twelve meters, we would like to reduce it to ten. The current crown spread is approx. eight meters, we would reduce to six.*This application was considered together with 25/02450/WTPO.***25/02450/WTPO****Site:** 36A Southfields Road West Kingsdown Kent TN15 6LE**Development:** Quercus Robur (English Oak)- a sympathetic crown reduction of the extended branches of approx. 3 meters. We would like to reduce it to 7m tall with a spread of 5 meters.

This application was considered together with 25/02451/WTPO. It was agreed to comment as follows:  
 These are new dwellings. The Parish Council is concerned that such dramatic reductions are being requested so soon after first occupation.

Proposed by the Chair

All in favour

**25/01898/HOUSE****Site:** Second Bungalow 6A London Road West Kingsdown Kent TN15 6ER**Development:** Proposed dropped kerb and driveway, reduction of existing brick boundary wall and associated landscaping.

It was agreed to comment as follows: If the number of cars shown on the plan is correct, Members of the Parish Council are concerned that the layout encourages vehicles to reverse onto the busy London Road which could be dangerous to oncoming traffic.

Proposed by the Chair

All in favour

**25/01840/FUL****Site:** Land South Of Hillview Knatts Valley Road Knatts Valley Kent TN15 6XY**Development:** Conversion of an agricultural barn into a residential dwelling together with creation of hardstanding with parking. Creation of patio area. Bin and cycle storage and ecological enhancements.

It was agreed to comment as follows: In view of the fact that the proposal is for a barn conversion, the Parish Council would request that the domestic garden area is reduced, in order to prevent any further unnecessary erosion of this Green Belt, National Landscape area.

Proposed by the Chair

All in favour

**25/02144/OUT****Site:** Land East Of Chirnside House London Road West Kingsdown Kent TN15 6EJ**Development:** Outline application for six self-build and custom build houses with some matters reserved except access and layout. We have received the above application and would welcome your views on the proposals.

This application was deferred to the next Parish Council meeting to allow Councillors time to look at the drawings as comments do not need to be made until 25th September.

Proposed by the Chair

All in favour

**Letter from Councillors regarding Vernon Close**

The Clerk asked Councillors to consider the wording of a draft letter of objection to the sale of the land in Vernon Close for all Councillors to sign. The letter will be available with the changes requested at the next Parish Council meeting.

***The meeting closed at 8.04pm***

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the General Purposes Committee**  
**Held on Monday 8th September 2025 at 7.30**

**Members Present:** Cllr Mrs M Richards (Meeting Chairman), Cllr I Bosley,  
 Cllr Mrs P Bosley, Cllr D King, Cllr Mrs J Watchorn, Cllr D White  
**In Attendance:** Tracy Baker, West Kingsdown Parish Clerk

- 1. Apologies for Absence:** Cllr A Blackburn, Cllr M Matthew and Cllr M Stoneham  
**2. Declarations of Interest:** None

**3. Date for Clerks annual review**

It was agreed that this should take place on Friday 26th September at 10am. All Councillors are invited to attend if they are available and wish to do so.

**4. Disabled access ramp at the front of Suters' deli**

It was agreed that the Parish Council should follow the same procedure that was put in place for the ramp outside of Lloyds Chemist. The Clerk to submit the document to Suters' deli and inform them that they will need planning permission.

Proposed by Cllr Mrs P Bosley, seconded by Cllr King

All in favour

**5. Consider bench application following site meeting at the Burial Ground 8.9.25**

A resident has requested a bench for his late wife to be situated adjacent to her grave in line with the hedge. The bench will measure 59dx106wx89h cm. This will contain a plaque with the words "Trish" Patricia Ann Adams 15.09.1944 – 28.04.2025.

The Clerk informed Members that two cremated remains plots have been reserved in this area and therefore there is sufficient room for a bench. Members met at the Burial Ground on Monday 8th September and agreed that the bench could be placed by the pedestrian gate. Councillors requested that an additional point be added to the Bench Application Rules stating that the permit is for a period of 10 years after which a review will take place to assess the condition of the bench and plot availability and that the Council reserves the right to remove the bench after this time period, so that if more burial ground space is needed the Parish Council can remove benches to make more space available. Proposed wording to be circulated and ratified at the next Parish Council Meeting.

Proposed by Cllr I Bosley, seconded by Cllr Mrs P Bosley

All in favour

**6. Pells Lane update**

The Clerk informed Members of the Council of the following:

- a) Hedges – The Clerk has made contact with St Cleres' Estate and they have informed her that they carry out hedge cutting twice a year, with the next cut due in November/December in order to maximise biodiversity the road was swept last week
- b) Speed – Nigel Rowe from Kent Highways reiterated the conversation that he had with the resident as follows:

"When we receive enquiries of this type, the first thing we do is to check the speeds currently being travelled on this stretch of road. We can do this by way of a system that collates telematics data. This is typically gathered from all vehicles fitted with data recording devices, such as fleet vehicles and young drivers. In addition, it can gather information from modern vehicles fitted with in-built sat nav systems. Typically, 2015 onwards. The data is up to date to within the last 24 hours and measuring backwards over the past month I can see that the highest speed travelled on this stretch of road is 32.9mph.

As you state this is an unrestricted road whereby the limit will be 60mph. This is common practice on country lanes in rural settings. This does not mean that 60mph is possible or even recommended and what tends to happen is people travel at a speed they are comfortable in the conditions. In this case the speeds are a long way from 60mph. We follow guidelines that are stipulated by the Department of Transport (DfT). This typically applies to urban settings with 20 or more private dwellings that are sited close to the road.

The environment displayed by Pells Lane would not meet this criterion.

Having reviewed the crash data for Pells Lane it shows no pattern of recorded personal injury crashes in the past three years. This data is provided by the police but will only provide details of incidents prior to 31/01/2025, due to the time required by the police to investigate incidents. I would urge you to report any future incidents to Kent Police using their non-emergency number of 101.

Based on the information above, this would not meet our requirements for any change in speed limit. We would be unable to provide any additional passing places as the adjacent land to the highway will be private property.

However, we recognise that whilst prioritising our efforts based on known crash data is an established and sensible approach, not all problems will be highlighted using this approach.

For this reason, a number of years ago, Kent County Council (KCC) instigated a Highway Improvement Plan (HIP) process with local Parish and Town Councils, and we work closely with them and County Members to ensure that a community voice helps to prioritise our efforts and, in many cases, help support funding for improvements that do not achieve sufficient priority through our countywide assessments."

The Clerk informed Members of the Council that SLOW signs could be installed and has asked Mr Rowe for a quote and will report back once this information has been received.

- c) Soil cut back. The Clerk has been informed by Michael Hood from SDC that Pells Lane was swept last week and is swept twice a year. The Clerk has also asked Nigel Rowe from Kent Highways if they could cut back the sides of the road where the land slides when it rains, as this then encroaches onto the road making it narrower, which is more evident now the road has been swept. The Clerk enclosed pictures highlighting this. If this could be cleared completely it would make the road wider and safer to use. The Clerk will report back once a response has been received.

## **7. Proposed Bench opposite Medical Centre**

It was agreed to defer this to the next meeting as quotes were waiting to be received.

## **8. Planning and Parish Council next meeting**

The next meeting will be held on Wednesday 24th September at the St Edmunds Centre, School Lane, West Kingsdown at 7.30pm

Meeting closed at 8.24pm