

AYLESFORD PARISH COUNCIL

TUESDAY 3 JUNE 2014

PLANNING COMMITTEE MINUTES

Present: Cllrs Ambrose, Base, Elvy, Fielder, Mrs Gadd, Gledhill, Smith, Tiller, Winnett, Wright

In attendance: Mr Harris, Clerk Mrs Collier, Deputy Clerk

Apologies: Cllrs Balcombe, Mrs Brooks, Ms Hurley

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1. **Declarations of Interest** –There were no declarations additional to those contained in the Register of Members Interests.
2. **Apologies** – Noted.
3. **Election of Planning Committee Chairman and Vice Chairman**

Cllr Wright was proposed as Planning Committee Chairman by Cllr Winnett, seconded Cllr Tiller. Cllr Wright accepted the nomination and was **agreed** as Chairman. Members thanked Cllr Wright for his chairmanship during 2013/14.

Cllr Elvy was proposed as Planning Committee Vice Chairman by Cllr Wright, seconded Cllr Mrs Gadd. Cllr Elvy accepted the nomination and was **agreed** as Vice Chairman. Cllr Wright thanked Cllr Elvy for his support during 2013/14.

Cllr Homewood was **agreed** as the excepted Member.

4. APPLICATIONS

1. TM/13/02595 **45 Beresford Road, Aylesford**
Proposed detached double garage

Parish Council Comments: No objections

2. TM/13/02637 **Land at 203 London Road and 2-16 Hermitage Lane, Aylesford**
Demolition of 8 C3 residential bungalows and redevelopment to provide 3 A1 retail units and 1 drive through unit, car and cycle parking, vehicular access, pedestrian access and associated landscaping. Revised details submitted to alter the floor area of the retail units and the access arrangements for the drive through unit.

Parish Council Comments: No objections

3. TM/14/00089 **Cleansing Service Group, Mills Road, Quarry Wood Industrial Estate**
Extension of hazardous waste treatment plant by the addition of 2 no. vertical treatment tanks and associated building

Parish Council Comments: No objections

4. TM/14/01095 **525 Maidstone Road, Chatham**
Single storey side and rear extensions. Revised drawing showing reduction in depth of rear extension.

Parish Council Comments: No objections

5. TM/14/01112 **49 Rochester Road, Aylesford**
Extension to ground floor kitchen and new first floor bathroom. Revised drawings showing a reduction in the size of the first floor extension and the installation of a hipped roof instead of a flat roof. Details also provided of an extension at 41 Rochester Road.

Parish Council Comments: This appears to be an overdevelopment of a small site. Design is poor and presents a messy and untidy rear elevation.

6. TM/14/01227 **Preston Hall, London Road, Aylesford**
Listed Building Application. Soft strip demolition removing all non historic building elements. Revised plans and statement indicating alterations to the extent of the proposed demolition to be undertaken.

Parish Council Comments: No objections

7. TM/14/01306 **Phoenix House, Forstal Road, Aylesford**
Erection of 3 light industrial units with associated turning and parking areas.
Parish Council Comments already submitted. No objection. But we would like TMBC to exert some pressure to get the access to the towpath from Forstal Road reinstated. This access has been used by residents over a number of years. Could it be a legally claimed right of way?

Additional information now received re verification report and site investigation report

Parish Council Comments: Original comments re access to river bank towpath still stands.

8. TM/14/01311 **Solar Park, High Street, Aylesford**
Improvements to security system (including new structures for mounting of cameras)

Parish Council Comments: No objections

9. TM/14/01319 **Unit 3 South Aylesford Retail Park, Quarry Wood Industrial Estate**
1 new red aluminium fascia tray with 1 set of internally illuminated individual Costa letters applied to face at 750mm height. 1 new red aluminium fascia tray with 1 set internally illuminated individual Costa letters applied to face at 250mm height

Parish Council Comments: No objections

10. TM/14/01368 **Little Acre, 10 Warren Road, Chatham**
Extension to first floor loft area and existing rooms. New dormers front and rear. New balcony over existing ground floor flat roof area

Parish Council Comments: No objections

11. TM/14/01421 **Waitrose Distribution, Beddow Way, Aylesford**
Installation of fourteen new loading bays/docks

Parish Council Comments: No objections

12. TM/14/01422 **Waitrose Distribution, Beddow Way, Aylesford**
Installation of four new loading docks

Parish Council Comments: No objections

13. TM/14/01433 **Mister Bit, Burnt Ash Road, Quarry Wood Industrial Estate**
Change of use from plant hire (sui generis) to MOT and service use, installation of two roller shutter doors to north elevation and installation of door and access ramp to south elevation

Parish Council Comments: No objections

14. TM/14/01460 **Endeavour House, 259 Forstal Road, Aylesford**
Change of use of land for storage of lorries (retrospective) and installation of 20 8m high flood lights.

Parish Council Comments: Objection. This is not a suitable site for storage. We should encourage the creation of a viable business on site. Original land classification should be maintained.

15. TM/14/01462 **17 Stevens Road, Eccles**
Garage conversion to form new kitchen/diner together with widening of driveway to accommodate two vehicles

Parish Council Comments: No objections

16. TM/14/01505 **Preston Hall, London Road, Aylesford**
Reserved matters application being details of the layout and appearance of the development, access to and within the site and the scale of the development pursuant to TM/12/02443 - Residential development of about 208 dwellings (including 68 affordable units) together with new roads, play areas and informal open space following demolition of existing hospital buildings. Conversion of Preston Hall for residential use.

Parish Council Comments: No objections

17. TM/14/01507 **Preston Hall, London Road, Aylesford**
Details of road levels and monitoring regime for East and West link pursuant to conditions 3 (contoured site plan) and 7 (road monitoring regime) of TM/12/02444 – Alterations and construction of new internal roads serving residential and health uses and proposed residential development. Alterations to existing car parking areas serving Heart of Kent Hospice, Gavin Astor House and Churchill Centre.

Parish Council Comments: No objections

18. TM/14/01543 **18 Firs Close, Aylesford**
G1 group of Beech – reduce height to 10m and remove one suppressed stem. Reduce spread by 2-4 metres.

Parish Council Comments: No objections

19. TM/14/01544 **Keniworth, 16 First Close, Aylesford**
G1 group of Beech – reduce height to 10m and reduce spread by 2-4 meters

Parish Council Comments: No objections

20. TM/14/01569 **5 Mill Lane, Blue Bell Hill**
Erection of two houses

Parish Council Comments: Strong objection. Overdevelopment of small plot. Very close to houses in Roman Close.

21. TM/14/01610 and 01611 (LB) **Preston Hall, London Road, Aylesford**
Reserved matters application for the conversion of Preston Hall to provide 36 dwellings with associated car parking and landscaping together with details pursuant to conditions 1, 3, 4, 5, 7 and 12 of TM/12/02443 – residential development of about 208 dwellings (including about 68 affordable dwellings) together with new roads, play areas and informal open space following demolition of existing hospital buildings. Conversion of Preston Hall for residential use.

Parish Council Comments: No objections

22. TM/14/01624 **Ground Floor, The Doctors House, Hall Road, Aylesford**
Change of use of ground floor to tea room with external patio and path

Parish Council Comments: No objections

23. TM/14/01627 **21 Oakleigh Close, Walderslade**
First floor dormer to front over existing garage

Parish Council Comments: No objections

24. TM/14/01628 **411 London Road, Aylesford**
T1 – T4 Evergreen – fell.

Parish Council Comments: No objections if work is entirely necessary.

25. TM/14/01856 **Unit 1B (Screwfix), Burnt Ash Road, Quarry Wood Industrial Estate**
3no. externally illuminated fascia signs

Parish Council Comments: No objections

5. DETERMINATIONS

TM/10/02753 Former 80 Salisbury Road, Aylesford

Retrospective temporary planning permission for change of use of existing stables to kennels with dog runs – Application withdrawn

TM/13/03076 and TM/14/00989 - 11 High Street, Aylesford

Construction of rear ground and first floor extension – Application withdrawn.

6. ANY OTHER BUSINESS/CORRESPONDENCE

6.1 – TMBC Planning Enforcement – 27 Catkin Close, Walderslade – Unauthorised removal of a TPO. The main canopy of the tree has been pollarded around 2004 without prior consent. The remaining trunk of the tree has since died and therefore consent would not have been required to reduce the height of the trunk to its current level which has been undertaken recently. No further action is required.

6.2 – TMBC – Appeal re TM/12/01762 Condition 3 relating to windows – Aylesford Business Centre – Conversion to 8 self contained residential units.

There being no further business, meeting closed at 8.05pm.