

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 4<sup>th</sup> April 2023 at Aylesford Parish Council Office, Aylesford

**Present:** Councillors Smith (Chairman), Mrs Birkbeck, Ms Dorrington, Mrs Eves, Fuller, Mrs Gadd, Gledhill, Mrs Ogun, Ludlow, Sharp, Sullivan.

**In Attendance:** Melanie Randall (Clerk)

**Apologies:** Councillors Balcombe, Beadle, Ms Oyewusi Shelly, Walker, Winnett.

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#### 1. Apologies for Absence

Apologies for Absence from Councillors Balcombe, Beadle, Ms Oyewusi, Shelly, Walker, Winnett were received and the reasons for absence agreed.

#### 2. Declarations of Interest

There were no declarations of interest additional to those contained in the Register of Members.

#### 3. Minutes of the last meeting held on 21<sup>st</sup> March 2023

It was **Agreed** that the Minutes of the meeting held on 21<sup>st</sup> March 2023 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 TM/23/00446/FL - William Cory and Son Limited 465 Station Road, Aylesford South

Erection of a new 85 bed care home

The Council **Agreed** it has strong reservations regarding this proposal.

- Access – it is incredible that a care home is being proposed for this site, totally the wrong location for a care home;

- Ideally it should have triple glazing;
- There is not enough parking provision, especially to take into account medical staff, like doctors, nurses, physiotherapists, staff shift change over, visitors. Inadequate supply of parking provision means it will spill over into the local area, disturbing residents;
- There doesn't seem to be enough open space for people to go outside and the current provision is right next to the railway track;
- It is impractical to have such a development right on top of the railway line;
- What about emergency vehicles, they will inevitably get delayed by the level crossing. The traffic regularly backs up in both directions, there are times when the barriers get stuck in the down position causing further delays (this happens more often than people would think);
- Site ground contamination data is referred to in a number of survey reports, but does not currently appear to be available from the application portal;
- It is in Flood Zone 3B, which states there is a risk of flooding from the river;
- Flood evacuation procedure – are there any special measures going to be put in place, as these are not discussed. Whose responsibility will it be to evacuate the residents of the care home should the need arise?
- Active travel is quoted “as expected travel routes exist” which the care home will be linked to. What travel routes are referred to?
- It is not clear what allowances, if any are to be made for residents of the care home who may be using mobility vehicles, particularly those crossing the railway crossing.

#### **4.2 TM/23/00471/FL - Aylesford Priory High Street, Aylesford North**

New single storey pastoral residential building, along with the restoration of an existing Orangery and alterations to an existing building

It was **Agreed** to raise **No Objection**

#### **4.3 TM/23/00472/LB - Aylesford Priory High Street, Aylesford North**

Listed Building Application: New single storey pastoral residential building, along with the restoration of an existing Orangery and alterations to an existing building.

It was **Agreed** to raise **No Objection**

#### **4.4 TM/23/00571/FL - 143 Tunbury Avenue, Walderslade**

Convert existing garage to a lounge/living room.

It was **Agreed** to raise **No Objection**

#### **4.5 TM/23/00577/TPOC - 27 Hurst Hill, Walderslade**

Sweet Chestnut (T1) - reduce height to 8m above access road. Willow (T2) – reduce height to 8m above access road. Remove northern lateral branches. Silver Birch (T3) - fell due to adverse lean. Sweet Chestnut (T4) – reduce height to 8m above access road. Silver Birch (T5) - reduce height to 8m above access road, of applicants references withing group W5 of TPO.

It was **Agreed** to raise **No Objection**

#### **4.6 TM/23/00404/FL - 15 Fernbank Close, Walderslade**

Proposed first floor and two storey side extension and solar panels on new roof slope

It was **Agreed** to raise **No Objection**

#### **4.7 TM/23/00609/FL 48 Sycamore Drive, Aylesford South**

Erect a ground floor extension to the rear, side and front of the property to provide a kitchen and dining area, study, entrance hall and garage.

It was **Agreed** to raise **No Objection**

#### **4.8 Land East of Little Preston Yard and North of M20 Coldharbour Lane, Aylesford South**

Details of condition 17 Part (ii) (further archaeological investigation) submitted pursuant to planning permission TM/21/02866/FL (Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements)

It was **Agreed to Note the Condition.**

### **5. Bradbourne Development – East Malling Research Site**

The Parish Council has been invited to comment informally at this early stage of the planning process. This is a proposal for 1,600 dwellings and is an outline application, so the detailed design will come later as Reserved Matters if outline planning permission is granted.

The Clerk informed members that she had asked the Communications Team at Maxim on behalf of the East Malling Research Site for a paper copy of any documents and plans etc that the Council can look at and was directed to the website for this proposal.

After discussion, it was **Agreed** that the Parish Council currently has no comment to make until such time as a planning application is submitted to the Borough Council.

## **6. Land at Eccles**

To review the Supplementary Comment, prepared by the Parish Council's Independent Planning Consultant for submission to TMBC.

It was **Agreed** to submit the Supplementary Comment to TMBC.  
Councillor Ludlow thanked the Council for its support.

## **7. Any Other Correspondence**

The Clerk informed those present that she had received an email from Councillor Beadle apologising for not being able to attend the meeting, but he would like to place on record his thanks to the Clerk for how she has managed this situation, as he knows it has been very difficult at times.

## **8. Duration of Meeting**

7.30pm to 7.52pm