

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 7th January 2025 at Aylesford Parish Council Offices, Aylesford

Present: Councillors Smith (Chairman), Balcombe, Mrs Birkbeck, Chapman (arrived late 7.25), Craig, Mrs Gadd, Gledhill, Mrs Ogun, Ms Oyewusi (arrived late 7.25), Rillie, Sharp, Sullivan and Walker.

Melanie Randall (Clerk of the Council)

1. Apologies for Absence

Apologies for Absence from Councillors Ms Dorrington, Mrs Eves, Fuller, Ludlow and Shelley and the reason for absence agreed.

2. Declarations of Interest

There were no declarations of interest additional to those contained in the Register of Members except Councillor Smith in item 4.7 as they are a neighbour and took no part in the discussion or decision.

3. Minutes of the last meeting held on Tuesday 3rd December 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 3rd December 2024 be approved as a correct record and signed.

4. Planning Applications

4.1 24/01867 - UNIT 2, Bellingham Way, Panattoni Park, Aylesford North

Details of condition 11(part 4) and 12 (Remediation strategy) Condition 18 (Drainage Verification Report) Pursuant to planning permission TM/20/01820/OAEA Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks

It was **Agreed** to note the Condition

4.2 24/01874 - Aylesford Priory, High Street, Aylesford North

Details of conditions 4 (FFL), 6 (drainage), 9 (levels), 10 (excavations), 11 (tree works), 12 (tree protection plan), 13 (temporary tree protection) and 14 (hard and soft landscaping) pursuant to planning permission TM/23/00471/FL (New single storey pastoral residential building, along with the restoration of an existing Orangery and alterations to an existing building)

It was **Agreed** to note the Condition

4.3 24/01876 - Land South of Hermitage Court, Hermitage Lane, Aylesford South

Non-Material Amendment to planning permission TM/23/03094 to make minor changes to the overall parking layout, relocation of the cycle store, enlargement of the rear stairway and minor alterations to the ramp to the east of the building

It was **Agreed** to note the Condition

4.4 24/01864 - Land South of Hermitage Court, Hermitage Lane, Aylesford South

Non-Material Amendment to planning permission TM/23/01069/RM to vary a numerous brick screen walls to close board fence with 1.2m native hedge planting to active elevations

It was **Agreed** to note the Condition

4.5 24/01888 - Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 16 (noise assessment) for Phase 2 development, submitted pursuant to planning permission 23/00289/OAEA (Section 73 minor material amendment application to vary condition 7 of planning approval: TM/22/01863/FL (Section 73 minor material amendment application to vary condition 08 of approved outline permission TM/17/01595/OAEA for alterations to the proposed design of Poppyfields roundabout)

It was **Agreed** to note the Condition

4.6 24/01891 - Land South of London Road and East of Hermitage Lane, Aylesford South

Non-Material Amendment to planning permission TM/23/00643/RM (Reserved Matters application: Detailed design of the strategic open space and landscaping (Infrastructure phase 1 and 2) pursuant to outline application (varied via S73) Ref: TM/22/01863/FL (Section 73 minor material amendment application to vary condition 08 of approved outline permission TM/17/01595 OAEA for alterations to the proposed design of Poppyfields roundabout) to add a public art sculpture to the open space

It was **Agreed** to note the Condition

4.7 24/01884 - 302, Robin Hood Lane, Blue Bell Hill

Change of use from dog kennels to ancillary accommodation to main house

It was **Resolved** to raise **No Objection**

4.8 24/01754 Street Record, Marston Close, Walderslade

Grind out all stumps (Cherry spp.) outside number 43 Marston Close. Included within Group G28 of Tree Preservation Order

It was **Resolved** to raise **No Objection**

4.9 24/01939 179 Robin Hood Lane, Walderslade

Proposed conversion of existing garage to Habitable Room (Family Lounge), consisting of replacement of garage doors to matching double-glazed window.

It was **Resolved** to raise **No Objection**

4.10 24/01910 547 Maidstone Road, Blue Bell Hill

Construction of a dropped kerb onto a classified road for off street parking

It was **Resolved** to raise **No Objection**

4.11 24/00372 Development site land east of Kiln Barn Road and West of Hermitage Lane, Aylesford South

Outline planning application with all matters reserved (except for access) for development of land to west of Hermitage Lane and East of Kiln Barn Road comprised of a residential-led development including affordable housing, a

new village centre including a primary school; ancillary commercial, community and employment floorspace; strategic open space, parkland, child play provision and sustainable drainage infrastructure, new access points and associated transport infrastructure. Application supported by an Environmental Statement

It was **Resolved** to raise a **Strong Objection** and to fully support the comments made by Ditton Parish Council

4.12 24/01934 30, Warren Road, Blue Bell Hill

Proposed Two storey side extension

It was **Resolved** to raise **No Objection**

4.13 24/01689 The Farmhouse, 244 Bull Lane, Eccles

Details of Conditions 2 (External Materials), 3 (Landscaping and boundary treatment) and 4 (Parking) submitted pursuant to planning permission TM/21/02748/FL (Retention of the existing dwelling and the erection of 3 No. additional dwellings with amenity space, parking, landscaping and access)

It was **Agreed** to note the Condition

4.14 24/01840/PA Street Record, Marlow Copse, Walderslade

20 x trees of mixed species (applicants ref. G006) - Clear an access route to the trees, (Sever/remove Ivy as specified), Crown lift to 3m high over the carpark and footpath. 12 x Ash (applicants ref. G007 and G011) – Fell. Group of old coppiced Sweet Chestnut (applicants ref. T001) - Fell/coppice. 1 x multi-stemmed Sweet Chestnut (applicants ref. T002) - Remove the west stem to just above ground level and monitor the remaining two. 1 x multi-stemmed Sweet Chestnut (applicants ref. T004) - Crown lift to 3m, (Remove dead stem). 1 x twin-stemmed Ash and 1 x multi-stemmed Lime (applicants ref. T009 and T010) - Clear an access route to the tree, Crown lift to 3m, (Sever/remove Ivy as specified). (1 x Hornbeam (applicants ref. T003) - Monitor. 1 x twin-stemmed Oak (applicants ref. T008) - Sever/remove Ivy as specified). Standing in Group G3 of Tree Preservation Order reference 91/0082/TPO and Woodland W7 of Tree Preservation Order reference 69/00004/TPO

It was **Resolved** to raise **No Objection**

4.15 24/01924 Land South of Barming Station and East Of Hermitage Lane, Aylesford South

Non-Material Amendment to planning permission TM/24/00055/PA to allow for additional turning head in front of Plot 216, repositioning of parking for Plot 209, additional turning area in front of Plot 210, minor re-positioning of Plot 183 and minor amendment to the AIA to include the removal of an additional tree adjacent to Plot 177

It was **Agreed** to note the Condition

4.16 24/01940 Land North of 351 Hermitage Lane, Aylesford South

Details of Condition 26 (Landscape and Ecological management plan) submitted pursuant to planning permission TM/22/00907/FL (Erection of 42 no. residential dwellings including affordable housing. Enhancement of existing access from Hermitage Lane and provision of associated hardstanding, landscaping, open spaces and infrastructure including drainage and earthworks)

It was **Agreed** to note the Condition

4.17 24/01914 - Land Eastern Part of former Aylesford Newsprint, South of Invicta Park, Aylesford North

Details of Condition 8 (Foul Drainage) submitted pursuant to planning permission TM/24/00228/PA (Change of use of former B2/B8 Aylesford Newsprint Site to flexible B2, B8 and Class E(g)(i)&(ii) uses, or for flexible commercial yards and haulage yard within plot 3 with a workshop and modular office, and the creation of a new access road, erection of plot fencing, re-surfacing and drainage and other associated works)

It was **Agreed** to note the Condition

4.18 24/01916 - Land Eastern Part of former Aylesford Newsprint, South of Invicta Park, Aylesford North

Details of Condition 3 (Surface water drainage) submitted pursuant to planning permission TM/24/00228/PA (Change of use of former B2/B8 Aylesford Newsprint Site to flexible B2, B8 and Class E(g)(i)&(ii) uses, or for flexible commercial yards and haulage yard within plot 3 with a workshop and modular office, and the creation of a new access road, erection of plot fencing, re-surfacing and drainage and other associated works)

It was **Agreed** to note the Condition

4.19 24/01918 - Land Eastern Part of former Aylesford Newsprint, South of Invicta Park, Aylesford North

Details of Conditions 10 (Archaeological Desk Based Assessment), 11 (Tree protection), 14 (Boundary treatment) and 15 (External lighting) submitted pursuant to planning permission TM/24/00228/PA (Change of use of former B2/B8 Aylesford Newsprint Site to flexible B2, B8 and Class E(g)(i)&(ii) uses, or for flexible commercial yards and haulage yard within plot 3 with a workshop and modular office, and the creation of a new access road, erection of plot fencing, re-surfacing and drainage and other associated works)

It was **Agreed** to note the Condition

4.20 24/01935 - Land Rear of Trinity Court, Rochester Road, Aylesford North

T1, Reduce the Semi mature Sycamore tree on the bank from 4 metres to 2 metres radial spread south eastern side of the canopy.

T2, Semi mature Holm oak on the bank trim the South eastern side of the canopy back from 3 metres to 2 metres.

T3, Dead Sycamore tree on the bank. Remove to ground level.

It was **Resolved** to raise **No Objection**

4.21 24/01945 - Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 18 (drainage verification report) for Plots 1-44 PAHSE 1 development, submitted pursuant to planning permission 23/00289/OAEA (Section 73 minor material amendment application to vary condition 7 of planning approval: TM/22/01863/FL (Section 73 minor material amendment application to vary condition 08 of approved outline permission TM/17/01595/OAEA for alterations to the proposed design of Poppyfields roundabout)

It was **Agreed** to note the Condition

4.22 24/01979 - 221, Woodlands Road, Aylesford South

Lawful Development Certificate Proposed: Single storey rear extension

It was **Resolved** to raise **No Objection**

4.23 24/01966 - 233, Woodlands Road, Aylesford South

1 x Sweet Chestnut (T1 applicant reference) Proposed 30% crown reduction, currently standing at 16m high with lateral spread of 7m. Reduce to 11m X 5m respectively & the removal of deadwood as found. Reason for the works are excessive height over the rear of the applicant's house, excessive over shading & falling debris. Tree standing in rear garden of group W1 of TPO

It was **Resolved** to raise **No Objection**

4.24 24/02027/PA – Land at Warren Road, Bluebell Hill

Introduction of mobile home together with ancillary parking and bin storage facilities to accommodate a registered gypsy family

It was **Resolved** to raise a **Strong Objection**. This is in an area of Outstanding Natural Beauty and the placement of such a structure could be harmful to not only the rural setting but also to the street scene.

The access to the highway from the site is very narrow and visibility is difficult.

The structure could overlook adjoining properties therefore invading privacy.

Should this application be permitted and a further application is put in for subsequent mobile home(s) the Borough Council would find it difficult to refuse them. The plans are simply not in keeping with the character of the area and the Parish Council would like to see this application refused.

4.25 24/01996/PA – Land South of Barming Station and East of Hermitage Lane Aylesford South

Details of Condition 16 (foul water drainage) submitted pursuant to planning permission TM/20/02749/OAEA (330 dwellings (including 40% affordable homes) together with associated open space, play areas and landscaping

It was **Agreed** to note the Condition

4.26 24/02005/PA – Land South of Hermitage Court, Aylesford South

Details of Condition 13 (noise attenuation measures) pursuant to planning permission TM/23/03094 (Construction of Community Diagnostic Hub together with access, parking and associated works.

It was **Agreed** to note the Condition

4.27 24/02004/PA – Kart Circuit Buckmore Park, Bluebell Hill

Erection of a new driver development and visitor facility building; reconfiguration of the car park and installation of EV charging points; landscaping, ecological enhancements and other associated works

It was **Resolved** to raise **No Objection**

5. Any Other Correspondence

The Clerk advised that she had submitted a S73 Application to vary tree planting on Forstal Recreation Ground as the proposed locations for tree planting on the site are no longer suitable from the plans drawn up 2 years ago. She did consult with Aylesford Football Club about the preferred locations, before submitting the application to TMBC. A decision is awaited from TMBC.

6. Duration of Meeting

7:15pm to 7:30pm