

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 7th June 2022 at Aylesford Football Club, Aylesford

Present: Councillors Smith (Chairman), Balcombe, Ms Eves, Fuller, Mrs Gadd, Gledhill, Rillie, Sharp, Shelley, Sullivan, Walker, Williams and Winnett

In Attendance: Melanie Randall (Clerk)

Apologies: Councillor Beadle, Ms Dorrington, Ludlow, Ms Ogun, Ms Oyewusi

1. Election of Chairman of the Planning Committee

Councillor Balcombe Proposed Councillor Smith for Chairman of the Planning Committee and Councillor Sullivan seconded the proposal.

1b. Election of Vice Chairman of the Planning Committee

Councillor Balcombe Proposed Councillor Walker for Vice Chairman of the Planning Committee and Councillor Winnett seconded the proposal.

2. Apologies for Absence

Apologies of Absence from Councillors Beadle, Ms Dorrington, Ludlow, Ms Ogun, Ms Oyewusi and the reason for absence agreed.

3. Declarations of Interest

There were no declarations of interest additional to those contained in the Register of Members Interests except Councillor Fuller declared an interest in item 5.10 and took no part in the discussion or decision.

4. Minutes of the last meeting held on 17th May 2022

It was **Agreed** that the Minutes of the meeting held on 17th May 2022 be approved as a correct record and signed.

5. Planning Applications

5.1 TM/22/00713/FL - 176 Station Road, Aylesford South

First floor extension to both sides

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

5.2 TM/22/00725/LDP – 4 Kissick Gardens, Blue Bell Hill

Lawful Development Certificate Proposed: Single story rear conservatory and partial conversion of existing garage to habitable room

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

5.3 TM/22/00821/FL – Land North of Lodge Farmhouse High Street, Aylesford North

Creation of new access into site

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

5.4 TM/22/00839/FL 194 Pratling Street, Aylesford North

Construction of single storey rear extension and two storey extension to the side elevation of the property

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

5.5 TM/22/00870/RD – Land South West of London road and West of Castor Park, Allington

Details of Condition 5 (Archaeological Field Evaluation) Condition 6 (Herras Fencing) submitted pursuant to planning permission TM/19/00376 Outline Application: permission for a residential scheme of up to 106 units, associated access and infrastructure

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

5.6 TM/22/00907/FL – Land North of 351 Hermitage Lane, Aylesford South

Erection of 42No. 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 raise **No Objection**

5.7 TM/22/00947/FL – 74 Rochester Road, Aylesford North

Altered porch overhang and front door position together with elevational alterations

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

5.8 TM/22/00994/CAN – Land North of 351 Hermitage Lane, Aylesford South

Consultation by Maidstone Borough Council (Reference 22/502027/FULL): 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 raise **No Objection**

5.9 TM/22/00985/RD - Land South of London Road and East Of Hermitage Lane Aylesford South

Details of condition 20 (archaeological programme) submitted pursuant to planning permission TM/17/01595/OAEA (Outline Application: The erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors' surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular accesses into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access)

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

5.10 TM/22/01012/RD – Aylesford Recreation Ground Forstal Road Aylesford North

Details of conditions 2, (Management and Maintenance Scheme) 3, (Community Use Agreement) 8, (Construction Management Plan) submitted pursuant to planning permission TM/22/00117/FL (Creation of a Community 3G Football Turf Pitch (FTP) (9188 sq. metres) with associated features)

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

5.11 TM/22/01024/TPOC - 122 Tunbury Avenue Walderslade

Two Oak trees -Crown reduction of these/ this tree (s). Detailed as <30% overall reduction in volume equating to <12% reduction in radial distance or branch length to take place. This would equate to 2-3 metres. While carrying out the reduction it is necessary to remove or thin out any dead or dying branches that may cause harm to users of the garden, any rubbing or crossing branches and branches interfering with overhead lines. T5 and T6 of Tree Preservation Order

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

5.12 TM/22/00877/TNCA - 263 Woodlands Road Aylesford South

1 x Chestnut (applicants ref. T1) - Pollard at approx. 8M as shown in photo; 1 x Yew (applicants ref. T2) - Reduce height by 1 quarter and trim as specified, (remove deadwood); 1 x Scots Pine, 1 x Chestnut (applicants ref. T3 and T4) - Reduce height by 1 quarter and trim to prevent overhang onto public highway and footpath; 1 x Chestnut (applicants ref. T5) - Re-pollard and tidy to previous points at 10M; 1 x Conifer (applicants ref. T6) - Pollard to unspecified height; 1 x Larch (applicants ref. T7) - Reduce height by 1quarter as specified; 1 x Hornbeam (applicants ref. T8) - To reduce height of

the tree to around gutter height of the neighbour's house and shape remaining stems as specified; 1 x Chestnut (applicants ref. T9) - Reduce to previous points at approx. 12M, (remove deadwood); 1 x Sweet Chestnut (shown in photo - applicants ref. T10) - Remove the stems which overhang the footpath and reduce the height by 1 quarter; Line of mixed Conifers/Spruce (applicants ref. G1) - reduce to 8ft and trim both faces to create a balanced square hedgerow and prevent hang over onto public footpath

Proposed comments – **No Objection**

5.13 TM/22/00999/LDP - 5 Roman Close, Blue Bell Hill

Lawful Development Certificate Proposed: Single storey rear extension

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

5.14 TM/22/01039/TPOC - 42 Walsham Road, Walderslade

T1 - Silver birch on rear garden boundary, blocking light and encroaching into neighbour's garden. To prune and reduce height of tree to 2 stems and bring tree back towards boundary to allow tree to shape better and improve light and amenity. 3 cuts in total: 1 - to main stem at a height of approx. 3.5m. 2 - to secondary stem at a height of approx. 2.5m. 3 - to secondary stem at a height of approx. 2.5m standing in Tree Preservation Order No 1, 1969

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

5.15 TM/22/01060/FL – 8 Little John Avenue, Walderslade

Proposed first floor side extension

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

5.16 TM/22/01065/TPOC – TNT Home Farm Hall Road, Aylesford South

T1 Holm Oak - crown raise to maximum 5M, T2 Sycamore - crown raise to maximum 5M, T3 Sycamore - crown raise to maximum 5M, T4 Sycamore - crown raise to maximum 5M, T5 Sycamore - crown raise to maximum 5M, T6 Sycamore - crown raise to maximum 5M, T7 Sycamore - crown raise to maximum 5M, T8 Ash - crown raise to maximum 5M, T9 Sycamore – crown raise to maximum 5M, T10 Sycamore - crown raise to maximum 5M, T11 Field Maple - crown raise to maximum 5M, T12 Field Maple - crown raise to maximum 5M, T13 Field Maple - crown raise to maximum 5M, Standing in group G1 of Tree Preservation Area. Reason for works, so the applicant can park their lorries and vans under the trees without causing damage to the trees

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

5.17 TM/22/01066/FL – 3 Oak Gardens, Blue Bell Hill

Erection of porch

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

5.18 TM/22/01082/PDVLR – 283 Bull Lane, Eccles

Prior Notification for Residential Extension (Part 1 Class A): Single storey rear extension to a depth of 6.00m, maximum roof height of 3.05m, and eaves height of 2.60m

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

5.19 TM/22/01127/WAS - Cobtree House Forstal Road, Aylesford North

Section 73 application to vary conditions 2 and 14 of planning permission MA/17/
To amend the layout of the non-hazardous waste recovery facility (KCC reference/
KCC/MA/0074/2022)

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

5.20 TM/22/01149/TPOC – 3 Catkin Close, Walderslade

Various works on 6 trees T1 – Oak T2 – Scots Pine T3 – Scots Pine – Oak T5- Scots Pine
T6 – Scots Pine, all within group TPO 15/00017/TPO as stated on page 8 in safety
inspection /tree survey by Hoods Tree Services Ltd

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

5.21 TM/22/01154/TNCA – 36 Rochester Road, Aylesford North

T1, T2, T3 & T4 consisting of x3 Acer (Sycamore) and x1 Fraxinus (Ash) -
remove all trees due to T1 (Ash) possible Ash Die Back and bank erosion leaving tree
potentially hazardous. T2 (Sycamore) bank erosion has left tree potentially hazardous. T3
& T4 also on the bank - trees are leaning and blocking light

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

5.22 TM/22/01170/TPOC - 39 Woodbury Road, Walderslade

T1 Hawthorn standing in land to the east of the property. Growing at the side of the
property hitting house. Cut back from house by 2 meters. T2 Hawthorn standing in land to
the east of the property. Growing over fence line and encroaching garden. Cut back from
fence line by 2 Meters. T3 Group of 4 Sweet Chestnut stems. Growing out from under
Oak tree at precarious angle. Coppice stems. T4 Oak, standing in land to the north of the
property. Overshadowing garden. Cut back branches by 2 meters that overhang garden.
Standing in area W6 of Tree Preservation Order

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

6. Any Other Correspondence

The Clerk reported that she had received information from Aylesford Heritage regarding a Public Consultation for a proposed Later Living Community Application for dwellings to be built on Aylesford Lakes, known locally as The Quarry. The consultation will be taking place on Thursday 16th June 2022 at the St Peters Primary School Aylesford and Councillors are invited to attend from 15:30, with the public invited from 16:00. The event is due to finish at 19:30.

7. Duration of Meeting

7.30pm to 7.47pm