

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on 1 October 2019

Present: Councillor Smith (Chairman) and Councillors Balcombe, Ms Dorrington, Mrs Gadd, Gledhill, Ms Oyewusi, Mrs Papagno, Rillie, Shelley, Sullivan, Walker, Wright and Winnett.

In Attendance: Neil Harris (Clerk) and Melanie Randall (Assistant Clerk and Finance Officer)

Apologies: None

1. Apologies for Absence

There were no apologies for absence

2. Declaration of Interests

Councillor Mrs Papagno declared an interest in item 4.3 – TM/19/01770/FL – 479 Station Road, Aylesford as the resident is known to her. She took no part in the discussion or decision.

3. Minutes of the Meeting held on 3 September 2019

It was **Agreed** that the Minutes of the meeting held on 3 September 2019 be approved as a correct record and signed.

4. Planning Applications

4.1 TM/19/02015/LB – The Chequers 61-63 High Street, Aylesford North
Listed building application – Single storey rear porch to rear elevation

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

4.2 TM/19/01979/FL – 80 Rochester Road, Aylesford North

Demolition of existing cottage and the erection on a site comprising the curtilage of the cottage and adjoining land to the north (formerly part of Aylesford Quarry), eight dwellings. Comprising 1x four-bedroom detached house, 2x semi-detached pairs of four-bedroom houses and a terrace of 3x two-bedroom houses with associated access, parking spaces and landscaping.

It was **Agreed** to raise an **Objection** as follows

The Council strongly objects to the application on the following grounds: -

1. This site is outside the defined line of the village confines and therefore the Council cannot accept this extension of the village by this quite sizeable development of 8 houses. Any development on this site should be limited to the existing boundary of 80 Rochester Road only.
2. Any development on this site should not significantly change the existing character of the site of No. 80 Rochester Road.
3. The Council is very concerned about the statement within the Design and Access Statement which highlights this site as void of trees and soft landscaping with its principal feature being a variable height close boarded fence. However, prior to this site being cleared before this application was submitted, this was a significant and diverse ecological site which had a number of trees, flora and fauna providing a habitat for a variety of wildlife. If this application is refused the Council would like to see this ecological site reinstated.
4. The development will also increase the levels of traffic movement on what is a narrow access point which has traffic going to residential properties and the school on Mount Pleasant and what could be an increasing traffic flow from the sandpit as it increases its workings on the West Lake.
5. This property is an historic building associated with the Aylesford Sandpit with its location directly next to this site. The demolition of this building is the loss of a significant heritage asset to the village of Aylesford.

4.3 TM/19/01770/FL – 479 Station Road, Aylesford South

Amended Plan 2171-03F shows the retention of conifers upon the boundary, planting of laurel hedging close to the rear boundary and the incorporation of matching ragstone to the two storey rear extension.

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

4.4 TM/19/02021/TPOC – 2 Ffinch Close, Aylesford South

Remove Oak Trees at rear of property and Silver Birch at the front

The Council strongly **objects** to the removal of all of these trees, particularly the 2 Oaks. All of these trees are healthy and the oak trees are a haven for local wildlife such as bats and birds. The Council would understand if it was felt that the Silver Birch required some attention and, if necessary, a slight reduction in size by 30% would be acceptable.

4.5 TM/19/02054/FL – 3 Bridge Place, Aylesford South

Change of use of amenity land to garden

It was **Agreed** to raise an **Objection**

The Council strongly objects to this application on the grounds that the area of land next to 3 Bridge Place, which includes the application site, has been used by the whole community since this development has been occupied since the early 2000's. The community use of the site has been of a regular recreational facility including children using it as a play area on an almost daily basis as evidenced by the provision of a goal and bench. The Council is also aware that the community residents' group have also used it for regular events involving all of them including regular annual events. There has never been any evidence of any part of this site being used for the exclusive use of one property only.

4.6 KCC/TM/0200/2019 – Hermitage Quarry, Hermitage Lane, Aylesford South

The construction and operation of a Manufactured Aggregates Facility including associated hardstanding and external plant.

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

4.7 TM/19/02108/FL – Unit 10 Yew Tree Industrial Estate, Mill Hall, Aylesford South

Change of use on unit 10 from B1 to B2 with consent for MOT testing bay/lane

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

4.8 TM/19/02138/FL – 79 Rochester Road, Aylesford North

Proposed single storey rear, 1st floor front extension and partial garage conversion.

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

However there is now a building at the rear of this property where the roof extends over the curtilage with the Parish Council land.

5. Determinations where Parish Council raised objections

The Clerk reported on the following Determinations by TMBC where the Parish Council had raised an Objection

TM/19/01553/FL – 136 – 146 Common Road, Blue Bell Hill

Proposed change of use from equestrian to residential and creation of new access roadway

Location: Land East Of 136-146 Common Road Chatham Kent

APC - Objection – As stated previously it was agreed to raise a Strong Objection to the amended plan - this land is in an area of Outstanding Natural Beauty, therefore any permanent residential development of this nature is contrary to Policy CP7.

TMBC – Approved (06/09/19)

TM/19/01754/TPOC – 17 Oaks Dene, Walderslade

Oak - removal of tree causing damage to rear of property

APC – Objection - Major Objection – This Oak has been subject to previous applications. If

you remove the tree greater damage will be caused to the house. Note TPO of 12/2/18 under ref: 10/00291/TPOC applies and prior 15/01003/TPOC to lift the crown to 6m and remove ends of branches close to house. This is Oaks Dene so is aptly named.

TMBC – Approved (05/09/19)

The Committee expressed its concern about these two decisions feeling that TMBC has not taken on board the Parish Councils comments which not only expressed local opinion but also strong Planning reasons for refusal.

It was **Agreed** that the Clerk should write to the Director of Planning expressing the Councils deep concerns over these two applications and indicating that these were very good examples of why the Council had asked to meet up with a Planning Officer but which had never happened.

6. Enforcements – Confidential

The Clerk reported that the following Enforcement Cases are being investigated

Papion Grove (10/06/19)	Robin Hood Lane (05/08/19)
Gorse Crescent (01/07/19)	Robin Hood Lane (05/08/19)
High Street (15/07/19)	Eccles Row (02/09/19)
Hengist Drive (15/07/19)	Hallsfield Road (16/09/19)
Land off Vincent Road (02/08/19)	London Road (16/09/19)

The Clerk reported that the following Enforcement Cases are closed

Robin Hood Lane (05/08/19)
London Road (12/08/19)
Phoenix Mews (02/09/19)

7. Duration of Meeting

7.30pm to 8.11pm