

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 18th October 2022 at The Capel Morris Centre, Aylesford

Present: Councillors Smith (Chairman), Balcombe, Beadle, Ms Dorrington, Mrs Eves, Mrs Gadd, Gledhill, Ludlow, Mrs Ogun, Rillie, Sharp, Shelley, Sullivan and Winnett.

In Attendance: Melanie Randall (Clerk)

Apologies: Councillors Fuller, Ms Oyewusi and Walker

1. Apologies for Absence

Apologies for Absence from Councillors Fuller, Ms Oyewusi and Walker 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 Interests.

3. Minutes of the last meeting held on 4th October 2022

It was **Agreed** that the Minutes of the meeting held on 4th October 2022 be approved as a correct record and signed.

4. Planning Applications

4.1 TM/22/02076/FL - Land Rear Of 148 Common Road Chatham

Conversion of 2no. existing workshops, store and stables to enable the creation of 5no. single storey dwellings (1 no. 2 bed and 4 no. 3 bed), as well as the demolition of a store, tack room and store/ WC, and formation of an orchard/ woodland trail and pond on land currently used as a paddock and menage at 148 Common Road

Proposed comments – **No Objection**

4.2 TM/22/02084/TPOC - 49 Holtwood Avenue Aylesford

4 x Italian Alder (rear back boundary), 5 x Chestnut (rear north boundary), 1 x multi stem Field Maple (rear south boundary) - 30% reduction to whole tree canopy; removal of one dead/dying Chestnut, all standing in W1 of preservation order. Request for a 5 year rolling permission for these works

Proposed comments – **No Objection**

4.3 TM/22/02094/FL - The George House 35 High Street Aylesford

Removal of existing concrete solid floors to 2no. rooms damaged by flood and replacement with limecrete floors. Minor internal repairs associated with the flood damage, replacement modern bar and installation of flood barrier to 1no external door

Proposed comments – **No Objection**

4.4 TM/22/02095/LB - The George House 35 High Street Aylesford

Listed Building Application: Removal of existing concrete solid floors to 2no. rooms damaged by flood and replacement with limecrete floors. Minor internal repairs associated with the flood damage, replacement modern bar and installation of flood barrier to 1no external door

Proposed comments – **No Objection**

4.5 TM/22/02112/FL - 8 Little John Avenue Walderslade Chatham

Proposed first floor side extension

Proposed comments – **No Objection**

4.6 TM/22/02113/TPOC - 20 Oakleigh Close Walderslade Chatham

Poplar (T1) pollard at 8m above tree base due to top-heavy canopy. Specimen will regenerate at pollard point. Hornbeam (T2, T3, T4) remove epicormic growth up to 5.5m above tree base to enhance natural light within garden. Cherry (T5) twin stem braced at 8m due to basal compression. Reduce height to 10.5m to alleviate canopy weight and prolong lifespan, standing in Group W5 of Tree Preservation Order

Proposed comments – **No Objection**

4.7 TM/22/02125/TPOC - 51 Holtwood Avenue Aylesford

1 x London Plane (applicants ref. T1) - Pollard; 8 x trees (Alders, Beech and Silver Birch - applicants ref. T2-T9) - Lop to approximately 3M above 3M fence (to a height of approximately 6M). All Standing in Woodland W1 of Tree Preservation Order

Proposed comments – **No Objection**

4.8 TM/22/02136/TPOC - 28 Papion Grove Chatham

Oak tree - Immediate front of property - Proposed maximum crown Reduction of 40% to W1 of preservation order

Proposed comments – **No Objection**

4.9 TM/22/02099/FL - 144 Bull Lane Eccles Aylesford

Erection of an additional rear dormer

Proposed comments – **No Objection**

4.10 TM/22/02129/TPOC - Land East Of 81 To 87A Woodbury Road Walderslade

1 x Hazel, 2 x Field Maple, 1 x Oak and 1 x Hawthorn (applicants ref. T1, T2, easterly Oak in G3, T4 and T5) - Lift to 2.4m over the footpath and prune to allow 4 metres clearance from 27 Catkin Close. Standing in Woodland W6 of Tree Preservation Order

Proposed comments – **No Objection**

4.11 TM/22/02139/RD - Former Somerfield Distribution Centre Station Road

Details of condition 10b (remediation report) submitted pursuant to planning permission for Area 1 phase 3 TM/17/03350/FL (Construction of 92 dwellings with associated parking, roads, landscaping and public open space)

Proposed comments – **No Objection**

4.12 TM/22/02159/TPOC - 13 Catkin Close Chatham Kent

Field Maple (applicant's ref: T1), located at the rear of 13 Catkin Close and overshadowing the rear garden, has suffered from sudden branch drop and bark damage, proposal overall crown reduction of 3 metres. Standing in Woodland W6 of Tree Preservation Order

Proposed comments – **No Objection**

4.13 TM/22/02161/TNCA - 42 Birch Crescent Aylesford Kent

Line of Conifers/ hedge row on rear side boundary, fell to ground level. Grind stumps to allow for replacement fencing and re - planting Customer ref-H1

Proposed comments – **No Objection**

4.14 TM/22/02171/RD - Land North of Lodge Farmhouse High Street Aylesford

Details of condition 5 (Ecological Appraisal) submitted pursuant to planning permission TM/21/00349/FL (Raising and regrading of the site to facilitate already permitted use (application ref. TM/14/00909/FL) as a training ground (use Class F1))

Proposed comments – **No Objection**

5. TMBC Local Plan - Regulation 18

The draft response as tabled and attached to this agenda was **Agreed** subject to some additions a Councillor wished to add in. The additions will be emailed to the Clerk for inclusion.

A Councillor raised that some other Parish Councils are holding Public Meetings with a representative from TMBC in attendance to help raise the public's awareness of the consultation.

It was **Agreed** that it would be helpful if the Parish Council held a Public Meeting for residents. The Clerk informed the Committee that she had already made some initial enquiries to see which local halls/rooms were available and when. The Capel Morris Centre is available on the evening of Monday 24th October 2022 or Wednesday 26th October 2022. After discussion it was **Agreed** that the Public Meeting should be held as soon as possible therefore the Clerk was asked to book the Capel Morris Centre for Monday 24th October 2022. A Representative from TMBC, Councillor Dave Davis, Cabinet Member for Strategic Planning and Infrastructure has indicated that he is currently available that evening to represent TMBC. The Clerk will confirm the date with him. It was **Agreed** the Public Consultation will start at 6.30pm and finish no later than 8.30pm.

6. Proposed double yellow lines – Mill Hall, Aylesford

The Parish Council has no objection to the initial proposal sent to it by Chartway Group Limited, however it will comment formally once an application comes from TMBC.

7. Any Other Correspondence

Local Plan – Regulation 18

A Councillor raised the issue of a lot of proposed development around Eccles at the moment which is very sensitive to residents. For example, it feels to some residents that there is no local knowledge of the area that is proposed for development and developers just look on Google Maps for things like a Doctors Surgery or for Bus Stops. In reality for Eccles their Doctors Surgery is planned to close within the next 12 months and will be moving to Peters Village, which will be the nearest one. While there is a physical bus stop in Eccles there is a very limited bus service and there is the possibility the service could end in the not-too-distant future.

It is hoped that valid comments made regarding the Local Plan Regulation 18 Consultation will actually be heard and the Local Plan amended based on the evidence residents can provide.

8. Duration of Meeting

7.30pm to 7.55pm