

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 19th March 2024 at Aylesford Parish Office, Aylesford

Present: Councillors Smith (Chairman), Balcombe, Chapman, Craig, Mrs Eves, Mrs Gadd, Gledhill, Rillie, Sharp, Shelly, Sullivan and Walker.

In Attendance: Melanie Randall (Clerk)

Apologies: Councillors Mrs Birbeck, Ms Dorrington, Fuller, Ludlow, Mrs Ogun and Ms Oyewusi.

1. Apologies for Absence

Apologies for Absence from Councillors Mrs Birbeck, Ms Dorrington, Fuller, Ludlow, Mrs Ogun and Ms Oyewusi 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 Tuesday 12th March 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 12th March 2024 be approved as a correct record and signed.

4. Planning Applications

4.1 24/00345/PA – 6 Mill Lane, Blue Bell Hill

Details of Condition 5 (Security measures) submitted pursuant to planning permission TM/22/02836/FL (Change of use from class C3 (residential) to class C2 (Residential institutions) for children services)

It was **Agreed** to note the Condition

4.2 24/00343/PA – Land at, Impton Lane, Walderslade

Proposed construction of a 1 x 4 -bed home with associated parking and site entrance/exit

It was **Resolved** to raise a **Strong Objection** on the following issues.

Highways and Access – Walderslade Wood Road is a main route with a 50mph speed limit and is fast moving. Its junction with Impton Lane has a sweeping bend which does allow vehicles to maintain some of their speed as they enter Impton Lane. In turn this means drivers may well take the bend too fast. The proposed plot entrance is only approximately 45 metres from this junction and as a cars stopping distance travelling at 30mph is 23 metres (or six cars' lengths), is this a suitable location for the plot entrance.

Will any trees need to be removed, if so, how many? This information doesn't appear to be provided within the application.

If trees do need to be removed then the Planning Officer should request a full tree survey be provided, along with a plan clearly showing the identified trees earmarked for removal before determining this application. The Parish Council would want to see this information and have opportunity to provide a further comment.

One last observation (not an objection) – it is appreciated that the proposed single dwelling aims to be environmentally friendly, however the planned wood burner does not necessarily meet this aim. While this in itself is not a matter of the planning decision making process the Parish Council would like to comment that research suggests that wood burners may not be an entirely environmentally friendly option.

4.3 24/00319/PA - 6, Teapot Lane, Aylesford South

Non-Material Amendment to planning permission 23/03222/HH for change of roof tile colour from brown to grey, change window colour from black subframes with white casement to wholly black and change of pebble dash render to smooth cream to match existing

It was **Agreed** to note the Condition

4.4 24/00303/PA – Land South of London Road and East of, Hermitage Lane, Aylesford South

Resubmission of condition 11 (Revised Materials - phase 1) submitted pursuant to planning permission 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

5. Any Other Correspondence

The Clerk informed the committee that a meeting with Trenport took place on Monday 18 March 2024 to start the discussions around the proposed development at Bushey Wood.

She gave an update on the following

Allotments - as this is quite a concern for existing allotment holders. Nothing is planned until phase 2/3 of the development so at least 4-5 years' time. However, Trenport have agreed to consider bringing the provision of the new allotment site forward as this is a high priority for allotment holders. Trenport confirmed that only half the existing allotment site will be retained with the additional site being located at the Pilgrims Way end of the village. No promises were made by Trenport, just that they agreed to consider bringing the provision of the new allotment site forwards. It is assumed by Trenport that the new site will be run on the same basis as the current site.

Communication – Trenport have no plans to hold a public meeting but will keep in contact with the Parish Council and continue to meet. They will hold further Public Exhibitions for each Reserved Matter application. They will update the website and produce a newsletter for residents as soon as they can when they have updates that can be provided to the community.

Meeting with St Marks School – Trenport had a meeting scheduled with the school in the afternoon of the 18 March 2024.

6. Duration of Meeting

7.30pm to 7.41pm