

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 20<sup>th</sup> February 2024 at Aylesford Parish Council Offices, Aylesford

**Present:** Councillors Smith (Chairman), Balcombe, Mrs Birbeck, Craig, Ms Dorrington, Mrs Eves, Mrs Gadd, Gledhill, Rillie, Sharp, Shelley and Sullivan. Walker

**In Attendance:** Melanie Randall (Clerk)

**Apologies:** Councillors Chapman, Fuller, Ludlow, Mrs Ogun and Ms Oyewusi.

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#### 1. Apologies for Absence

Apologies for Absence from Councillors Chapman, Fuller, Ludlow, Mrs Ogun and Ms Oyewusi 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 Tuesday 13<sup>th</sup> February 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 13<sup>th</sup> February 2024 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 24/00047/PA - Land South West of London Road and West of Castor Park, Allington, Maidstone, Aylesford South

Non Material Amendment to Planning permission TM/19/00376/OAEA Outline Application: permission for a residential scheme of up to 106 units, associated access and infrastructure. Condition 8 (Amended wording of condition)

It was **Agreed** to note the Condition.

#### **4.2 24/00077/PA - 10, Chippendale Close, Walderslade**

1 x triple stemmed Birch (shown in applicants' photos – one stem failed and decay apparent at the base of the other two) - Remove. Standing in Woodland W6 of Tree Preservation Order

**No Comment** as according to the TMBC website the application was already decided by TMBC on 17 January 2024, and it was received by them on 5 January 2024. The TMBC decision on their website is 'Tree Works Exempt.' The Parish Council received this application from TMBC on 12 February 2024 so after the decision had been made.

#### **4.3 24/00116/PA - South of London Road and East of, Hermitage Lane, Aylesford South**

Non-Material Amendments to planning permission TM/22/00076/RM - updated by 23/00507/NMA (added plans list condition) for the repositioning of garage to plot 71. Splitting of plots 85-87, to allow plot 85 to be detached. Replacing plots 107, 108, 109, 110, 147, 148 with Woodcote house type (already approved at plot 83/84) and realignment of parking to plots 149-154 and 138-143.

It was **Agreed** to note the Condition.

#### **4.4 24/00117/PA - Development site at 84 and 86, Mill Hall. Aylesford North**

Details of conditions 03 and 04 (archaeology impact assessment), 08 (piling), 10 (surface water drainage), 12 (construction management plan), 15 (noise report) and 16 (slab levels) submitted pursuant to planning permission TM/22/00701/FL (Construction of 12no dwellings with associated access, parking, and landscaping)

It was **Agreed** to note the Condition.

#### **4.5 24/00122/PA - 22, Papion Grove, Walderslade**

2 x Silver Birch situated on driveway (marked T1 and T2 on applicant's sketch) Fell - Standing within W5 of Tree Preservation Order

It was **Resolved** to raise **Strong Objection** – the applicant states that removal is needed to allow for a driveway to be widened and in a clarification email from the applicant dated 7 February 2024 states a second reason as damage to cars from bird lime. Pretty much all the land in Papion Grove slopes so has the applicant considered the possibility of building a retaining wall to ensure there is no earth slippage when the tree is felled? Has the neighbour agreed to the left-hand tree to be felled, as it possibly straddles the property borders, and the root removal may substantially affect the neighbour's drive. The trees are subject to a Tree Preservation Order, therefore further clarification should be sought on the above points. As per the application form the trees are not damaging the driveway or property and the applicant does not state the trees are unhealthy either.

The application should be resubmitted to allow for the drive extension plans, which will give a clear sight of the applicants' overall plans before a decision is made regarding the trees.

#### **4.6 24/00178/PA - South of London Road and East of, Hermitage Lane, Aylesford South**

S.106 details pursuant to Details of Open Space Works Specification and Open Space Management Plan submitted pursuant to S106 Agreement on Outline planning permission TM/17/01595/OAEA (Outline Application for 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 note the Condition.

#### **4.7 24/00164/PA – Little Tottington Court, 360 Rochester Road, Aylesford North**

Outline Application: all matters reserved for a detached residential dwelling (demolition of existing open sided barn, shed and glasshouse)

It was **Resolved** to raise **No Objection** however the Council has some concerns over the private drainage system as there are already 5 properties connected to it.

### **5. Any Other Correspondence**

The Clerk reported that a TPO has been placed on an Oak Tree at 17 Holtwood Avenue Aylesford.

A Councillor informed the committee that there is a public meeting about the Village Green Application on Saturday 24 February 2024 in Hermitage Park Community Centre at 3pm.

### **6. Duration of Meeting**

7.30pm to 7.45pm