

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 21<sup>st</sup> February 2023 at Aylesford Parish Council Office, Aylesford

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

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

**Apologies:** Councillors Beadle, Fuller and Winnett.

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#### 1. Apologies for Absence

Apologies for Absence from Councillors Beadle, Fuller and Winnett 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.

#### 3. Minutes of the last meeting held on 7 February 2023

It was **Agreed** that the Minutes of the meeting held on 7 February 2023 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 TM/23/00055/LDP- 143 Tunbury Avenue, Walderslade

Lawful Development Certificate Proposed: convert double garage into a living room with bay window.

It was Agreed to raise **No Objection**

#### **4.2 TM/23/00056/RD - Land South of London Road and East of Hermitage Lane, Aylesford South**

Details of planning condition 15 (piling/foundations) submitted pursuant to outline planning permission TM/17/01595/OAEA: 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 Note the Condition.**

#### **4.3 TM/23/00177/FL - 67 Greenfield Close, Eccles**

Alterations to existing side extension and part single, part two storey rear Extension

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

#### **4.4 TM/23/00184/FL - 8 Mill Lane, Blue Bell Hill**

Single storey extension to rear and second floor extension to side over existing garage.

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

#### **4.5 TM/23/00186/TPOC - 215 Woodlands Road, Aylesford South**

Applicants ref: T1 and T2, Sweet Chestnuts, each standing 12m high with a lateral spread of 6m. Removal to ground level due to the height and debris within a narrow rear garden. The intention of the owner/applicant is to replant with a fruit bearing species which will be more manageable – trees part of Tree Preservation Order

It was **Agreed** to raise an **Objection** - This is a Conservation area, there is nothing wrong with the trees i.e., there is no disease, and neither are they causing any issues. These are well established trees; they should be retained however maybe an alternative application could be made to reduce their size, so they are easier to maintain.

#### **4.6 TM/23/00202/LDE - South Aylesford Retail Park Quarry Wood Industrial Estate, Aylesford South**

Lawful Development Certificate Existing: Request pursuant to Section 191 of the Town and Country Planning Act 1990 (as amended), to certify that the development approved by Planning Permission Ref: 19/00979/FL at South Aylesford Retail Park has commenced.

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

#### **4.7 TM/23/00215/TPOC - No 1 Area Traffic Headquarters London Road, Aylesford South**

G10 (applicant reference) group of Sycamore to fell due to condition (extensive damage and cavities within base and stem). Unsuitable for retention a location/safety/longevity issue. A replanting proposal of suitable species to be agreed to ensure the sustainability of trees on the site. Standing in Groups A1 and G5 of Tree Preservation Order

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

#### **4.8 TM/23/00238/TRD - 26 Walsham Road, Walderslade**

Application to discharge condition 1 (species, size and siting of replacement tree) pursuant to planning permission 22/01967/TPOC

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

#### **4.9 TM/23/00257/RD - Site of Former Upper Bell PH 1 Chatham Road, Walderslade**

Details of condition 3 (External materials) submitted pursuant to planning permission TM/21/01851/FL (Proposed development of seven detached and semi-detached dwellings and associated access, parking, landscaping, bicycle and refuse storage)

It was **Agreed to Note the Condition**

#### **4.10 TM/23/00267/TPOC - 24 Roman Close, Blue Bell Hill**

T1 Oak (applicant's reference) situated at 24 Roman Close and overhanging 22 Roman Close. Crown lift to achieve 6m ground clearance and thin canopy by 15% due to excessive shading, standing in group G3 of Tree Preservation Order

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

#### **4.11 TM/23/00275/RD - Units 1 To 6 Mills Road Quarry Wood Industrial Estate, Aylesford South**

Details of condition 3 (storage and screening of refuse) submitted pursuant to planning permission TM/21/02397/FL (Alterations to the external elevations, alterations to the site layout and the reconfiguration of floorspace)

It was **Agreed to Note the Condition**

#### **4.12 TM/23/00290/RD - Land South of London Road and East of Hermitage Lane, Aylesford South**

Details of planning condition 16 (noise mitigation) submitted pursuant to planning permission TM/17/01595/OAEA (Outline Application: The erection of up to 84 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**

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

##### **Bradbourne a proposed new development of 1600 dwellings.**

The Clerk informed the committee that she had received an email on behalf of the East Malling Trust inviting the Parish Council to attend a private briefing with the Trust to discuss the proposals following up from the recent public exhibition. This could take place on either Wednesday 15<sup>th</sup> March or Thursday 16<sup>th</sup> March. The Clerk will let members know the date and time once it has been set.

The Chairman stated that there is a Public Meeting on Thursday 23 February 2023 at the East Malling Village Hall in New Hythe Lane that has been organised by East Malling and Larkfield Parish Council.

The Chairman made it clear that there is currently no Planning Application submitted, this proposal is in the very early stages, therefore no formal response can be made to the Borough Council.

##### **Land at Eccles**

A Councillor mentioned that Trenport have submitted further documents to the Borough Council regarding this outline planning application and they have issued a 'Notice of Intention to submit an appeal' for 'Failure to decide'.

The Councillor asked the Planning Committee if this matter could be put on the next Planning Agenda of the 7<sup>th</sup> March for further discussion. It was **Agreed** it will be added to the next Planning Agenda.

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

7.30pm to 7.40pm