

AYLESFORD PARISH COUNCIL

Tuesday 1 December 2015

PLANNING COMMITTEE MINUTES

Present: Cllr Wright (Chairman), Ambrose, Base, Ms Dorrington, Mrs Gadd, Gledhill, Rillie, Shelley, Smith, Walker, Winnett

In attendance: Mr Harris, Clerk Mrs Collier, Deputy Clerk

Apologies: Cllrs Balcombe, Mrs Brooks, Elvy, Hammond, Homewood

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1. Declarations of Interest

Cllr Mrs Gadd declared an interest in applications 7, 8, 10, and 24 below (marked with *) due to the applicants being known personally to her. She took no part in the discussions and decisions relating to these applications.

There were no other declarations additional to those contained in the Register of Members' Interest.

2. Apologies

Apologies as follows were noted and reasons accepted. Cllrs Balcombe (ill), Mrs Brooks (care of elderly relative), Elvy (personal), Hammond (working), Homewood (KCC meeting).

3. PLANNING APPLICATIONS

1. TM/15/02875 **222-224 Bull Lane, Eccles – See also application 26. below**
External alterations to existing building. Amendment to description and planning statement – application relates to external alterations only

Parish Council Comments: Objection. This is over-development of a small site which will give rise to overcrowding, parking issues, intrusive noise, wheelly bin storage issues/pavement obstruction and the potential for anti-social behaviour.

This Council's previous objections to this application (copied below for ease of reference) are also still valid.

The Parish Council objects to this planning application on the grounds that the parking plan for this proposal is not adequate to meet the parking requirements for this type of development for the following reasons:

1. All the parking spaces are accessed by crossing over a pavement from an existing busy road and over an extremely well-used pavement, particularly by children seeking to cross the road to the recreation ground and accessing the Church Hall where the pre-school is held.
2. The 3 parking spaces on the Cork Street side of the development are not big enough to prevent vehicles parking in these spaces from occupying part of the pavement thereby restricting the movement of pedestrian users of this busy thoroughfare.
3. There is no capacity for any additional parking in the roads in the area caused by this development whether 1 vehicle or the more likely scenario of 4 to 5 extra vehicles. The roads to which these vehicles would seek to park are already not able to deal with the existing volume of vehicles seeking to park in this area, particularly at night time, which has resulted in both emergency and service vehicles not being able to access these roads when needed.
4. There appears to be no provision for 14 wheelie bins and 7 green boxes.

(Sent to TMBC 7 October 2015)

2. TM/15/03141 **581 Maidstone Road, Blue Bell Hill**
Replacement of flat roof with pitched roof

Parish Council Comments: Local Member reports this work has already been done so should be viewed as a retrospective application. No objection.

3. TM/15/03350 **79 Woodbury Road, Walderslade**
Raise crown of hornbeam by 4m and make ornamental tree umbrella shape

Parish Council Comments: No objection

4. TM/15/03369 **Aylesford Business Centre, 17 High Street, Aylesford**
Details of landscaping and refuse area pursuant to TM/12/01762 – conversion to 8 self contained flats

Parish Council Comments: No objection

5. TM/15/03409 **421 London Road, Aylesford South**
Tree works

Parish Council Comments: No objection

6. TM/15/03476 **17 Friars View, Aylesford South**
Extension of balcony area with glass canopy over, new glass handrail and new patio door

Parish Council Comments: No objection

7. * TM/15/03480 **21 Holtwood Avenue, Aylesford South**
Cypress – fell to allow more light into house and garden of 25 Holtwood Avenue

Parish Council Comments: No objection

8. * TM/15/03481 **29 Holtwood Avenue, Aylesford South**
Tree works

Parish Council Comments: No objection

9. TM/15/03487 **228 Bull Lane, Eccles**
20% crown reduction of walnut tree

Parish Council Comments: No objection

10. * TM/15/03504 **237 Woodlands Road, Aylesford South**
Tree works

Parish Council Comments: No objection

11. TM/15/03505 **24 Gorse Crescent, Aylesford South**
Tree works

Parish Council Comments: No objection

12. TM/15/03506 **22 Gorse Crescent, Aylesford South**
Tree Works

Parish Council Comments: No objection

13. TM/15/03507 **26 Gorse Crescent, Aylesford South**
Tree works

Parish Council Comments: No objection

14. TM/15/03519 **42 Hallsfield Road, Blue Bell Hill**
Proposed single storey side extension and alterations

Parish Council Comments: No objection

15. TM/15/03522 **296 Warren Road, Blue Bell Hill**
First floor extension on existing dwelling

Parish Council Comments: No objection

16. TM/15/03580 **11 Holtwood Avenue, Aylesford**
Proposed garage

Parish Council Comments: No objection

17. TM/15/03586 **Taddington Wood, Walderslade**
Tree works

Parish Council Comments: Objection. Application says that all trees to be felled/pruned are marked and reasons explained. There are no plans/location of sites etc. More details required please.

18. TM/15/03587 **Land at Impton Wood, rear of 27 Oaks Dene, Walderslade**
Tree works

Parish Council Comments: No objection

19. TM/15/03594 **Land at 85 to 93 Robin Hood Lane & 113 to 119 Tunbury Ave, Wald**
Tree works

Parish Council Comments: No objection

20. TM/15/03598 **Shell Garage, Blue Bell Hill**
Demolition of all existing buildings and construction of new

Parish Council Comments: No objection

21. TM/15/03599 **Shell Garage, Blue Bell Hill**
New signage

Parish Council Comments: No objection

22. TM/15/03610 **Scout Campsite, Buckmore Park, Blue Bell Hill**
Installation of 2 classrooms, temporary toilets, showers and stores as an interim to the long term development plan

Parish Council Comments: No objection

23. TM/15/03626 **14 Gorse Crescent, Aylesford South**
Sweet chestnut – trim lower branches

Parish Council Comments: No objection

24. * TM/15/03653 **233 Woodlands Road, Aylesford South**
Remove 2 branches from sweet chestnut overhanging driveway

Parish Council Comments: No objection

25. TM/15/03706 **St Peters Church Primary School, Aylesford North**
Tree works

Parish Council Comments: No objection

26. TM/15/03718 **222-224 Bull Lane, Eccles – See also application 1. above**
Prior notification of change of use from office to residential

Objection to the change of use from office to residential as this would mean the loss of the last commercial premises in the village providing local employment.

4. ANY OTHER BUSINESS/CORRESPONDENCE

4.1 – **Maidstone Borough Council** – Clerk reported on the response from MBC re query on neighbouring boundary applications raised at the last Planning Meeting. At first there was some confusion as to MBC’s policy but their Principal Planning Officer has now apologised for the oversight and confirmed that it is their policy to consult with neighbouring councils and they will do so for any future neighbouring applications.

There being no further business, meeting closed at 8.05pm.