

# AYLESFORD PARISH COUNCIL

## Tuesday 1 March 2016

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# PLANNING COMMITTEE MINUTES

**Present:** Cllrs Wright (Chairman), Base, Mrs Gadd, Gledhill, Rillie, Shelley, Smith, Winnett

**In attendance:** Mr Harris (Clerk), Mrs Collier (Deputy Clerk)

**Apologies:** Cllrs Ambrose, Balcombe, Mrs Brooks, Ms Dorrington, Elvy, Hammond, Homewood, Ms Neimer, Walker

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### 1. Declarations of Interest

Cllr Winnett declared an interest in application 6. 16/00242 – 191 Tunbury Avenue, Walderslade – as a near neighbour and took no part in the discussion/decision.

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

### 2. Apologies

The following apologies were noted and reason accepted.

Cllrs Ambrose (personal engagement), Balcombe (personal engagement), Mrs Brooks (care of elderly relative), Ms Dorrington (care of elderly friend), Elvy (family illness), Hammond (TMBC meeting), Homewood (KCC meeting), Ms Neimer (personal engagement), Walker (TMBC meeting).

### 3. PLANNING APPLICATIONS

#### 1. 16/00115 **45 Collingwood Road, Kits Coty, Blue Bell Hill**

Erection of side extensions, creation of first floor accommodation with increase in roof pitch and front and rear dormers, rear conservatory and detached double garage. Revised plans

*Parish Council Comments: No objection*

#### 2. 16/00191 **95 Mill Hall, Aylesford**

First floor extension built onto existing single storey, to create additional bedroom

*Parish Council Comments: No objection*

3. 16/00208 **Development Site at 203 London Road and 2-16 Hermitage Lane, Aylesford South**  
Details of mechanical air extraction from kitchen pursuant to condition 10 of 15/00652

*Parish Council Comments: No objection*

4. 16/00213 **Land at 203 London Road, Hermitage Lane, Aylesford South**  
Installation of climbing play frame on approved patio and installation of 2no. customer order displays and associated canopies

*Parish Council Comments: No objection*

5. 16/00228 **9 Robson Drive, Aylesford South**  
Demolition of garage, erection of side extension, creation of first floor by altering roof design with dormers to front and rear. Conversion of building to 2 x chalet bungalows

*Parish Council Comments: No objection*

6. 16/00242 **191 Tunbury Avenue, Walderslade**  
Tree work

7. 16/00284 **Kits Coty Restaurant, 15 Old Chatham Road, Blue Bell Hill**  
Proposed conversion of first floor to providing letting rooms, new enclosed staircase and front entrance

*Parish Council Comments: No objection*

8. 16/00298 **25 Walsham Road, Walderslade**  
Double storey side and single storey rear extensions

*Parish Council Comments: No objection*

9. 16/00348 **477 Station Road, Aylesford South**  
Erection of prefabricated double garage and storage room over, of soft wood construction and associated works in side garden of existing house

10. 16/00353 **Kent House, Beaver Road, Allington, Aylesford South**  
Residential development comprising of 8 detached and semi detached dwellings plus ancillary works

*Parish Council Comments: No objection*

11. 16/00384 **50 Mackenders Lane, Eccles**  
Proposal to convert existing large double garage and store to an attached one bedroom dwelling with associated works for the provision of replacement parting and access

*Parish Council Comments: Objection. The Council objects to this proposal on the following grounds:*

- 1. The proposed dwelling, including its design, is not in keeping with the existing streetscene where the properties are either two storey or detached single storey family homes and not one bedroom properties which are provided in significant quantities in other parts of the village.*
- 2. This proposed new dwelling is an over development of this corner plot site which in addition to the existing dwelling also has a previously agreed additional 2 bedroom bungalow in the rear garden.*

3. This additional dwelling will lead to further traffic movements on an already busy and narrow lane which is further exacerbated by it being the corner plot at the junction with Mackenders Close.
4. There is also concern about the impact this development will have on the privacy of the adjoining property, 48 Mackenders Lane, particularly if there are velux windows provided in the rear elevation of the property.

12. 16/00391 **53 Mackenders Lane, Eccles**

Prior notification of large home extension. Rear conservatory

*Parish Council Comments: No objection*

13. 16/00409 **17 Falkland Place, Walderslade**

Tree works

*Parish Council Comments: No objection*

14. 16/00420 **Land West of Lake Road Roundabout, Mills Road, Aylesford South**

Variation of conditions 6, 7 and 8 of 15/02167 (Erection of building with external seating and reconfigured car parking) to enable trading and deliveries over a longer period of time and to clarify restriction of condition 8 to a Class A1 retail use

*Parish Council Comments: No objection*

15. 16/00459 **24 Russell Road, Kits Coty, Blue Bell Hill**

To convert existing attached garage to form new kitchen with pitched roof over

*Parish Council Comments: No objection*

16. 16/00464 **14 Gorse Crescent, Aylesford South**

Tree works

*Parish Council Comments: No objection*

17. 16/00470 **St Peters C of E Primary School, Mount Pleasant, Aylesford North**

Tree works

*Parish Council Comments: No objection*

#### **4. DETERMINATIONS DIFFERING FROM PARISH COUNCIL COMMENTS**

**August 2015 – January 2016**

##### **August 2015**

TM/15/02167            **Land West of Lake Road Roundabout, Mills Road, Aylesford South**  
Erection of building for use within Classes A1 and/or A3 and/or A5 along with external seating and reconfigured car parking

PC: Strong objection. Overdevelopment of site with loss of car parking spaces. Site is already working to full capacity.

TMBC: Approved

## **September 2015**

TM/15/02246            **16 Woodbury Road, Walderslade**

Reduce height of silver birch to approx. 6m

PC: Objection. This will completely ruin the appearance of the tree which enhances the view of the area

TMBC: Approved

TM/15/02422            **153 Bull Lane, Eccles**

Ground and first floor extension

PC: Objection. Not in keeping with neighbouring properties

TMBC: Approved

TM/15/02534            **8 Marston Walk, Walderslade**

Tree works

PC: Objection. Due to lack of description and unclear photograph, we see no reason for the work to these trees

TMBC: Approved

TM/15/02550            **21 Papion Grove, Walderslade**

Fell 2 birch trees (decay in trunks)

PC: Objection. The Tree Officer advises they are not dangerous

TMBC: Approved

## **November 2015**

TM/15/03138            **47 Walsham Road, Walderslade**

Tree works

PC: Objection – The group of trees at the rear of the property form part of copse extending to the side of the house and the whole enhances the sylvan aspect of the area

TMBC: Approved

## **December 2015**

TM/15/02875/03718            **222-224 Bull Lane, Eccles**

External alterations/Change of Use

PC: Objection – Overdevelopment. Loss of commercial premises

TMBC: External alterations approved. Change of use – approval not required

TM/15/03586            **Taddington Wood, Walderslade**

Tree works

PC: Objection – Insufficient details supplied

TMBC: Approved

## **January 2016**

TM/15/03823            **3 Birch Crescent, Aylesford**

Sweet chestnut – reduce to fence height

PC: Objection to any work being done without owners consent

TMBC: Raised no objection

## **5. ANY OTHER BUSINESS/CORRESPONDENCE**

### **1. Rochester Airport TM/14/03341**

Review of Planning Decision and previous reports in relation to development at Rochester Airport. Noted. Formal notification of re-application by Medway Council which will meet all legal requirements is expected.

### **2. Local Plan Update**

TMBC Local Plan consultation has been postponed from March to September 2016 with an anticipated publication of the draft plan in September 2017 and adoption May 2019. Clerk will continue to carefully monitor progression.

CPRE have organised an opportunity for Parish Councils to discuss how best to become involved in the Local Plan consultations. Friday 11 March 6pm to 7.30pm, Larkfield Village Hall. Cllr Shelley expressed an interest in attending. Details to be passed to him. **Clerk**

### **3. Housing and Planning Bill – National ‘Alternative’ Providers**

Government are proposing that alternative providers may be used instead of Local Councils to administer the applications and reports on proposed developments. Comments are invited. There would still be consultation with local authorities and the Borough Council would still determine the decision. Clerk is researching further and will make a detail report to the next Planning meeting in order to return comments by the deadline of 15 April 2016. **Clerk**

### **4. Aylesford Paper Mill Future**

Invitation for Aylesford Parish Council representation at a preview/consultation event re the future of the APM site – Thursday 10 March 2016 – from 7pm at Cobdown Sports & Social Club, Ditton. Details to be distributed to Members and advise office if they wish to attend.

This will be followed by a public exhibition on Friday 11 March – 2pm – 8pm; and Saturday 12 March – 10am – 3pm; at Church Farm Hall, New Hythe Lane, Larkfield.

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