

AYLESFORD PARISH COUNCIL

Tuesday 1 November 2016

PLANNING COMMITTEE MINUTES

Present: Cllrs Wright (Chairman), Balcombe, Ms Dorrington, Elvy, Mrs Gadd, Gledhill, Mrs Phibbs, Rillie, Shelley, Smith, Winnett

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

Apologies: Cllrs Base, Mrs Brooks, Hammond, Homewood, Jones, Walker

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1. Declarations of Interest – There were no declarations of interest additional to those contained in the Register of Members' Interests.

2. Apologies – Noted and reasons given accepted.

Cllrs Base, Hammond, Walker – TMBC meeting.

Cllr Mrs Brooks – Care of elderly relative

Cllr Homewood – KCC meeting

Cllr Jones – Personal engagement

3. PLANNING APPLICATIONS

1. TM/16/02733 **5 The Hawthorns, Aylesford South**
Rear extension to existing dwelling

Parish Council Comment: No objection

2. TM/16/02963 **Nil Desperandum, Maidstone Road, Blue Bell Hill**
Details of conditions re TM/16/00711 – Change of use to motor trade with valeting and related offices

Parish Council Comment: No objection

3. TM/16/02970 **9 Robson Drive, Aylesford South**
Demolition of garage, erection of single storey side extension and conversion of building into 2 x 2 bedroom bungalows

Parish Council Comment: No objection

4. TM/16/02975 **26 Holtwood Avenue, Aylesford South**
Two storey front extension, alterations to single storey rear extension and relocation of vehicle access

Parish Council Comment: No objection

5. TM/16/02980 **80 Salisbury Road, Blue Bell Hill**
Exact replacement dwelling, no change of use

Parish Council Comment: No objection

6. TM/16/02985 **219 Robin Hood Lane, Blue Bell Hill**
Coppice area to allow regrowth

Parish Council Comment: Objection. Tree Officer to be consulted please

7. TM/16/03005 **43 Collingwood Road, Blue Bell Hill**
Proposed first floor roof conversion with dormer to rear, internal alterations at ground floor, replacement conservatory and detached garage

Parish Council Comment: No objection

8. TM/16/03011 **52 Hallsfield Road, Blue Bell Hill**
Demolish existing dwelling and rebuild with new two storey 4 bed replacement dwelling

Parish Council Comment: No objection

9. TM/16/03025 **Aylesford Newsprint, Bellingham Way, Larkfield**
Outline application for mixed use development – employment space and residential land – up to 450 residential dwellings including affordable housing, dedicated community facility, with appearance and landscaping reserved for future consideration

Clerk reported that this recently received large application will have an extended consultation period. It is not expected to go before the full Council of TMBC until March 2017. TMBC Officers have therefore advised the Clerk that the Parish Council has until January/February 2017 to make their comments. The site is mainly in Ditton with a small area coming into Aylesford but the potential opening of Bellingham Way would have an impact on this Parish. Local Members and the Clerk will review the documents received and raise any potential questions with TMBC before bring a report back in December and/or January to the Planning Committee to agree its formal response.

10. TM/16/03034 **Unit 5 (Smyths Toys), South Aylesford Retail Park**
Variation of condition - TM/12/03019 – to allow trade until 23.00 1 November to Christmas Day.

Parish Council Comment: No objection

11. TM/16/03041 **44 Marston Close, Walderslade**
Tree work to two hornbeams

Parish Council Comment: No objection

12. TM/16/03062 **225 Woodlands Road, Aylesford South**
Reduce beech by 20% and 1 x lateral branch by 40% for maintenance purposes

Parish Council Comment: No objection

13. TM/16/03067 **50 Woodbury Road, Walderslade**
 Prior notification of a single storey rear extension
Parish Council Comment: No objection
14. TM/16/03073 **405 London Road, Aylesford South**
 Tree works
Parish Council Comment: No objection
15. TM/16/03088 **222-224 Bull Lane, Eccles**
 Extend the existing vehicular crossover
Parish Council Comment: No objection
16. TM/16/03090 **Bunyards Farm, London Road, Allington**
 Final remediation verification report for plots 1 -17, 37 and 41 – 43 submitted in portal pursuant to condition 15 of TM/11/00617 (43 residential units and open space)
Parish Council Comment: No objection
17. TM/16/03100 **Nil Desperandum, Maidstone Road, Blue Bell Hill**
 Temporary use of two identified areas for the storage, display and sales of vehicles until new build proposals take place – TM/16/00711
Parish Council Comment: No objection
18. TM/16/03134 **Unit 5 (M&S), South Aylesford Retail Park**
 Installation of 1 temporary refrigerated (40ft) container (1st November to 31 January annually)
Parish Council Comment: No objection
19. TM/16/03146 **Land behind 24 Walsham Road, Walderslade**
 Tree works
Parish Council Comment: No objection
20. TM/16/03147 **21 Falkland Place, Walderslade**
 Coppicing of 2-3 stands of hazel to 1m high, cut back semi mature hornbeam by 2m from roof garage

Parish Council Comment: No objection
21. TM/16/03167 **5 Sheraton Court, Walderslade**
 Single storey rear extension and alteration to windows on side and front elevation
Parish Council Comment: No objection
22. TM/16/03174 **Land West of Lake Road Roundabout, Mills Road, Quarry Wood Ind Estate**
 Ref TM/16/00420, TM/15/02167 – Details pursuant to conditions on ventilation, external plant, trading and deliveries over a longer period of time and to clarify that restriction of condition relations to retail use

Parish Council Comment: No objection although we do have concerns regarding late opening hours and the effect on neighbouring properties and potential anti-social behaviour in the car park
23. TM/16/03184 **17 Gorse Crescent, Aylesford South**
 Extensions to create a first floor including front and rear dormer windows and associated works

Parish Council Comment: The Council had a strong objection to this proposal as the properties on its side of the road are also bungalows and the proposed changes would be completely out of

keeping with the street scene on this side of the road. The increased height of this building would also result in it overlooking and overshadowing the adjoining properties to the detriment of the living environment of their neighbours.

24. TM/16/03204 **Sainsburys Mills Road, Quarry Wood Industrial Estate**
4 x replacement totem signs, 1 x replacement panels sign and 2 new panel signs

Parish Council Comment: No objection

25. TM/16/03205 **164 Bull Lane, Eccles**
Construction of new detached house – revisions to TM/16/00480

Parish Council Comment: No objection

26. TM/16/03232 **13 Victoria Road, Walderslade**
Conversion of garage to form habitable room

Parish Council Comment: No objection

4. DETERMINATIONS DIFFERING FROM PARISH COUNCIL COMMENTS

TM/16/01312 – **21 Tavistock Close, Walderslade** – Extensions
APC objection: Overdevelopment. TMBC: Approved
Noted

TM/16/02050 – **Aylesford Business Centre** – Culvert.
APC objection: Insufficient detail. TMBC: Approved.
Noted

5. ANY OTHER BUSINESS/CORRESPONDENCE

1. Enforcements – **12 Chippendale Close, Walderslade** – Alleged business use. Property is vacant and advertised ‘For Let’. No further action. *Noted. Cllr Wright passed on the thanks of local residents for the Parish Council’s actions regarding this property and surrounds.*
2. Enforcements – **13 Victoria Road, Walderslade** – Alleged unauthorised building works. Being investigated. *Noted.*
3. Enforcements – **Aylesford Business Centre** – Alleged breach of condition. Permission now given to discharge the conditions. No further action. *Noted.*
4. **TMBC Local Plan Consultation** – Deadline for responses – 25 November 2016. Cllr Balcombe and the Clerk attending the TMBC briefing session on the Local Plan. There are three potential significant developments in the Parish – Bushey Wood, Aylesford Quarry and Hermitage Lane. This Council will need to consider each development and what conditions it would want to see put in place regarding infrastructure – roads, public transport etc.

Local Members and the Clerk have a meeting with Trenport tomorrow regarding Bushey Wood to ascertain more detail about this proposed development site.

Draft Parish Council’s comments will then be brought to Council on 15 November for consideration and agreement in order to respond to TMBC by the deadline of 25 November 2016.

There being no further business, meeting closed at 8.07pm.