

AYLESFORD PARISH COUNCIL

PLANNING COMMITTEE MINUTES

TUESDAY 2 APRIL 2019

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

In Attendance: Mr Harris (Clerk), Mrs Collier (Deputy Clerk), Mrs Randall (Assistant Clerk)

Apologies: Cllrs Wright, Homewood

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

2. Apologies

Apologies as follows were noted and reasons accepted: Cllrs Wright (Family commitment), Homewood (unwell)

3. Planning Applications

1. TM/19/00038 **St Peters Church of England Primary School, Aylesford North**
Installation of sports stop netting to the rear play area

Parish Council Comments: No Objection

2. TM/19/00376 **Land South West of London Road and West of Castor Park, Aylesford South**
Outline application for residential scheme of 106 units

Parish Council Comments: Extra Strong Objection See Appendix A

3. TM/19/00401 **Barn South of 12A Forstal Road, Aylesford North**
Retrospective application for the change of use of a barn to a dwelling house. Erection of single storey extension

Parish Council Comments: No Objection but would make the following comment; This area is subject to Flooding. In 2018 this area became flooded when the pumps failed to start

4. TM/19/00485 **Land East of Oast House Cottages and North of Pilgrims Way, Blue Bell Hill**
Retrospective application: Continuation of use of land for the storage of scaffolding materials, and retention of scaffolding structure

Parish Council Comments: Objection.

- A) *The structure is located in an area of outstanding natural beauty.*
- B) *The access from this site is onto an already dangerous road and adds additional traffic movement on an already busy road.*

5. **TM/19/00527 19 Catkin Close, Walderslade**
Cherry tree – Reduce to previous grown points

Parish Council Comments: No Objection

6. **TM/19/00579 MC Truck and Bus Ltd, Beddow Way, Aylesford North**
Illuminated and non-illuminated signage

Parish Council Comments: No Objection

7. **TM/19/00595 353 Hermitage Lane, Aylesford South**
Rear ground and first floor extension

Parish Council Comments: No Objection

8. **TM/19/00606 308 Robin Hood Lane, Blue Bell Hill**
Pine tree – To crown reduce the canopy and remove deadwood

Parish Council Comments: No Objection

9. **TM/19/00691 St Peters Church of England Primary School, Aylesford North**
Lime – Re-pollard tree to previous cut points

Parish Council Comments: No Objection

4. DETERMINATIONS WHERE PARISH COUNCIL RAISED OBJECTIONS

4.1 – **TM/17/03350/FL Condition 2 Somerfield Site Station Road, Aylesford South**
APC – Objection – There would be an increase of Traffic, no increase in Car Parking provision and would not wish to see the removal of affordable housing
TMBC – Approved – The materials proposed are in keeping with the existing phases of the development

5. ENFORCEMENTS – Confidential

Enforcement Cases Being Investigated:

Bunyards Farm
Warren Road
Chippendale Close
Maidstone Road

Enforcement Cases Closed:

High Street
Maidstone Road
Hermitage Lane

6. ANY OTHER BUSINESS/CORRESPONDENCE

6.1 – TMBC Planning Department Presentation to Parish Council

The Clerk reported that Emma Keefe from TMBC Planning had replied stating that she would be willing to attend a Parish Council meeting but would like an indication beforehand of what Members wished to discuss.

Members agreed the following:

- a) An explanation of the process of determination of planning applications by TMBC including what they take into account in arriving at their decisions whether taken by Officers or Members. The Council would particularly seek to understand what account is taken of the Parish Council's views particularly as they have an understanding of the local position.
- b) Most of the views of the Council when objecting to planning applications not being taken on board in that the final decision is to approve, the Council would like to know what it needs to get its views expressed more clearly for consideration in the decision making process. In explaining this, the Council would appreciate an analysis of a few examples from our area where they have both agreed with our view of refusal and where they have disagreed. The Council wants to know is it getting its message across or are we approaching it in a wrong way.

There being no further business, meeting closed at 8.14pm

APPLICATION: TM/19/00376/OAEA

APPLICANT: Clarendon Homes and the Trustees of the Andrew Cheale Estate

PROPOSAL: Outline application: Outline permission for layout, access and scale for a residential scheme of 106 units comprising a mix of 1, 2, 3 and 4 bed dwellings (including bungalows, houses and apartments), associated access and infrastructure

LOCATION: Land South West of London Road and West of Castor Park Allington

The Aylesford Parish Council objects to the above application on the following grounds:-

- (A) The development is contrary to Policy CP5 of the Tonbridge and Malling Borough Council Core Strategy as this development is located in the Mid Kent Strategic Gap which maintains the separation and separate identities of the built up areas of Maidstone and the Medway Gap.
- (B) Any development at this location is premature and unnecessary at this stage before there is an agreed Tonbridge and Malling Borough Council Local Plan which will set out clearly whether this site has been allocated for development and what are the agreed and necessary infrastructure improvements required from the South Aylesford site within the proposed Local Plan.
- (C) The development will lead to additional traffic movements on an already over capacity A20 which is highlighted by the traffic congestion at the traffic lights at the Beaver Road junction with the A20 which at peak times tails back to the Coldharbour roundabout and beyond to the motorway and Aylesford and the A20/Mills Road /Hall Road junction.
- (D) This development will cause additional air quality issues on the edges of the existing Aylesford and Maidstone A20 AQMA's.