

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on 3 September 2019

**Present:** Councillor Smith (Chairman) and Councillors Balcombe, Ms Dorrington, Mrs Gadd, Gledhill, Ludlow, Rillie, Shelley, Oyewusi, Winnett, Wright and Walker.

**In Attendance:** Neil Harris (Clerk) and Melanie Randall (Assistant Clerk and Finance Officer)

**Apologies:** Councillors Sullivan and Beadle.

\*\*\*\*\*

#### 1. Apologies for Absence

Apologies of Absence from Councillors Sullivan (personal commitment), and Beadle (Personal commitment) were received, and the reasons for absence agreed.

#### 2. Declaration of Interests

There were no declarations of interest additional to those contained in the Register of Members Interests

#### 3. Minutes of the Meeting held on 6 August 2019

It was **Agreed** that the Minutes of the meeting held on 6 August 2019 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 TM/19/01818/TPOC – 23 Walsham Road, Walderslade

T1 Hornbeam – Crown reduction, reduce tree over garden by up to 3m in height and width due to extensive leaning into garden and T2 Maple – section fell to ground level as tree is suppressed by surrounding trees and is displaying poor health and vitality.

It was **Agreed** to raise **No Objection** to T1 and an **Objection** to T2 – rather than fell to ground, appropriate pruning should be made to give the tree chance to regain its health

##### 4.2 TM/19/01848/FL – 5 Forest Drive, Walderslade

Erection of conservatory to the rear

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

**4.3 TM/19/01795/TPOC – 7 Catkin Close, Walderslade**

Oak Tree – Reduce crown by 20 – 30% (tree growing over pavement & over garage roofs)

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

**4.4 TM/19/01869/TNCA – 37 Rochester Road, Aylesford North**

T1 Holly – Reduce by 30% and T2 Ash – re-pollard back to previous points. Trees are located in The Old Church, 31 Rochester Road, Aylesford

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

**4.5 TM/19/01770/FL – 479 Station Road, Aylesford South**

Rear double storey extension with associated internal alterations. Demolish single garage and 2x sheds. Build 2x outbuildings (one utility with storage over and replacement double garage with open front and storage over. Removal of Pine/Conifer trees

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

**4.6 TM19/01767/FL – 84 Collingwood Road, Blue Bell Hill**

New storage/tent drying building in Kits Coty Glamping Site

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

**4.7 TM/19/01754/TPOC – 17 Oaks Dene, Walderslade**

Oak – Removal of tree causing damage to rear of property

It was **Agreed** to raise a **Major Objection** – This Oak has been subject to previous applications. If you remove the tree greater damage will be caused to the house. Note TPO of 12/2/18 under ref: 10/00291/TPOC applies and prior 15/01003/TPOC to lift the crown to 6m and remove ends of branches close to house. This is Oaks Dene so is aptly named.

**4.8 TM/19/01553/FL – Land East of 136 – 146 Common Road, Blue Bell Hill**

Change of use from equestrian to residential – Amended Plan to now include accessway

It was **Agreed** that as stated before to raise a **Strong Objection** to the amended plan - this land is in an area of Outstanding Natural Beauty, therefore any permanent residential development of this nature is contrary to Policy CP7

**4.9 TM/19/00979/FL – South Aylesford Retail Park, Quarry Wood, Aylesford South**

Erection of new retail units, a ‘Pod’ building for retail and café restaurant purposes with local amenity uses above. A new area of public realm along with access, car parking, servicing facilities, landscaping and associated works

It was **Agreed** to raise an **Objection**

The A20/Mills Road/Hall Road junction is already running at capacity or over capacity levels being the busiest junction on the very busy A20. Whilst the proposal to extend the 3 lanes approaching this junction back to the roundabout is welcomed this will not improve the position at this junction at current capacity levels and would certainly not be able to cope with the significantly increased traffic movements arising from this development. The basis of this development relies on the KCC proposal for a new roundabout at the A20/Mills Road/Hall Road junction which at this stage is certainly not guaranteed. However, the Council does welcome the willingness of the applicant to accept a condition that states that they would not open the proposed retail development in advance of the KCC proposed roundabout or similar approved scheme coming forward. However, the Council believes that with increased traffic movements that will arise during construction, that no work should commence on the development in advance of the KCC proposed roundabout or similar approved scheme coming forward.

1. The Council would not wish to see any signage for this development, particularly those units next to the A20, being visible from the A20 by any residential properties in the area.
2. The Council would wish to see sufficient measures put in place to prevent any further increases in noise and light pollution affecting the nearby residents of Russet Close and Holtwood Avenue.
3. The Council would also support the views expressed by the Environment Agency in their letter of objection dated 22 August 2019

**4.10 TM/19/01778/TPOC – Land at Walderslade Woods, Walderslade**

Task 1 Mixed Species Trees (trees behind 49 Walsham Road) prune back to rear fence of no. 49 Walsham Road by removing up to 1m of growth to allow clearance of no more than 1m from boundary line

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

**4.11 TM/19/01816/OA – Land East of A229 and West of Chatham Road, Blue Bell Hill**  
Outline Application – For up to 39 dwellings with associated infrastructure and works

It was **Agreed** to raise an **Objection**

1. It is contrary to Policy CP7 as the land is within an Area of Outstanding Natural Beauty and that for this application and site the exceptional circumstance do not apply.
2. The access to this site would cross over the exit point from the Shell Service Station which would be very dangerous.
3. This development would increase the traffic movements exiting and crossing the already very busy A229. These additional movements would not be acceptable on this road which is already dangerous and which this Council has requested the KCC to reduce its speed to 50mph from the top of Blue Bell Hill to the start of the 50mph speed limit as it approaches Maidstone.

**4.12 TM/19/01954/TNCA – 259 Woodlands Road, Aylesford South**

T1 – Silver Birch to fell dead to fence height. T2 – Hornbeam to reduce to approx. 10m x 3m

diameter. T3 – Sweet Chestnut to repollard, T4 – 4 stemmed Sweet Chestnut to repollard. T5 – Oak to reduce giving 2m of clearance of garage and 6m clearance of the road

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

**4.13 TM/19/01877/FL – Pear Tree Cottage, 111 Bull Lane, Eccles**

Two storey rear extension and single storey rear/side extension

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

**4.14 KCC/TM/0172/2019 – Aylesford Quarry, Rochester Road, Aylesford North**

Section 73 application for the variation of conditions W2, W4 & W6 and the removal of conditions W7 and W8 relating to vehicle access to the West Lake area and the output of minerals of planning permission TM/18/2555

It was **Agreed** to raise an **Objection**

The Council Objects to this application as it seeks to increase HGV traffic movements along Bull Lane, through Eccles Village, through the recognised dangerous junction of Bull Lane/Rochester Road/Pilgrims Way and along the equally dangerous Pilgrims Way. Bull Lane and Pilgrims Way is already used by HGV vehicles from the Sewage Works and the increased traffic arising using the Peters Village bridge as a rat run to Maidstone, which causes significant distress to local residents and increasing danger to other traffic users. Retention of the access through Rochester Road will cause significantly less distress to local residents and danger to other traffic users.

**4.15 KCC/TM/0171/2019 - Aylesford Quarry, Rochester Road, Aylesford North**

Section 73 application for the variation of conditions W2, W3, W4 & W6 relating to vehicular access to the West Lake area for planning permission TM/18/2549

It was **Agreed** to raise an **Objection**

The Council Objects to this application as it seeks to increase HGV traffic movements along Bull Lane, through Eccles Village, through the recognised dangerous junction of Bull Lane/Rochester Road/Pilgrims Way and along the equally dangerous Pilgrims Way. Bull Lane and Pilgrims Way is already used by HGV vehicles from the Sewage Works and the increased traffic arising using the Peters Village bridge as a rat run to Maidstone, which causes significant distress to local residents and increasing danger to other traffic users. Retention of the access through Rochester Road will cause significantly less distress to local residents and danger to other traffic users.

**4.16 TM/18/2555/RE35 - Aylesford Quarry, Rochester Road, Aylesford North**

Details of new storage, garaging and workshop building and the repair and refurbishment of the existing yard area to be used ancillary to the new building pursuant to condition E35 of planning permission TM/18/2555

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

**4.17 TM/18/2555/REVAR - Aylesford Quarry, Rochester Road, Aylesford North**

Details of an Ecological Mitigation Strategy and Site Wide Management Plan (condition E47), Landscaping Scheme (condition E48) and Aftercare Programme (condition E49). Details of fencing in the vicinity of the SSSI and RIGS Sand Face and signage in the vicinity of these and the main East Lake (condition E52) pursuant to planning permission TM/18/2555

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

**4.18 TM/18/2549/REVAR - Aylesford Quarry, Rochester Road, Aylesford North**

Details of Ecological Mitigation Strategy and a Site Wide Management Plan (condition E40), Landscaping Scheme (condition E41), Aftercare Programme (condition E42). Details of fencing in the vicinity of the SSSI and RIGS Sand Face and signage in the vicinity of these and the main East Lake (condition E45) pursuant to planning permission TM/18/2549

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

**4.19 Proposed Radio Base Station – Hermitage Lane, Aylesford South**

Removal of existing 15m slim-line monopole and install a replacement 15m slim-line monopole and 1x GPS module. The replacement column will resemble as closely as possible to the existing column with it being the same width and colour. The site is needed to provide enhanced coverage for 2G, 3G and particularly 4G technology

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

**4.20 Proposed Radio Base Station – Land Adjacent to Old Chatham Road, Blue Bell Hill**

Installation of 15m monopole with internal antennas, a radio equipment cabinet and associated meter cabinet. The proposed base station is needed to provide a significant increase in network services to the area, particularly 4G

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

**4.21 TM/10/2029/A2/R26A – Hermitage Quarry, Hermitage Lane, Aylesford South**

Application for prior approval for the installation of a ready mixed concrete batching plant pursuant to Condition 23 of planning permission TM/10/2029

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

**4.22 TM/19/01983/TNCA – The Cedars 103 High Street, Aylesford North**

T1 – self-sown half branch of Sycamore – fell. T2 Holly – about 10m high only 3m from house – it is 900 in circumference and growing fast on a rather steep bank. The roots are liable to take down the bank either due to wind rocking or just be sheer development.

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

**4.23 TM/19/01895/TPOC – Land Parcel 2 Oakleigh Close, Walderslade**

Reduce back mature Sissle Oak to previous pruning points on the east side and remove small limb over garden. Lift tree branches to 5.2m over the highway, the first 0.5m over the footway and 2.4m high over the remainder of footway. Remove 9 Sapling Ash growing along South boundary of garden fence.

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

#### **4.24 TM/19/01938/TPOC – 21 Ffinch Close, Aylesford South**

Pollard Sweet Chestnut tree

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

#### **4.25 TM/19/01940/FL – 95 Salisbury Road, Blue Bell Hill**

Swimming Pool out building

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

#### **4.26 TM/19/01964/FL – Former Denmark House, Forstal Road, Aylesford North**

Section 73 application: Variation of condition 2 pursuant to details of condition 2 (amended hours). Variation of condition 2 (hours) pursuant to planning permission, demolition of existing industrial premises and redevelopment of new industrial premises.

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

### **5. Determinations where Parish Council raised objections**

The Clerk reported on the following Determination by TMBC where the Parish Council had raised an Objection

#### **TM/19/01639/FL – 237 Woodlands Road, Aylesford South**

Garage conversion, single storey front extension and ground floor fenestration alterations.

**APC - Objection** – The garage conversion and the lack of on-site parking provision leads to an increase in street parking.

**TMBC – Approved** – The proposal will result in the loss of one parking space and will leave approx. 1 to 2 spaces on the driveway, which adheres to KCC's parking standards and will provide adequate parking provision for a property of this size (a max of 2 spaces for a four bedroom dwelling). It must also be noted that the garage to be converted is too narrow for a modern car (currently 2.3m wide), the adopted standards recommend a minimum of 3.6m therefore the conversion will not see an actual loss of a usable parking space.

### **6. Enforcements – Confidential**

The Clerk reported that the following Enforcement Cases are being investigated

Papion Grove (10/06/19)

Phoenix Mews (17/06/19)

Preston Hall (17/06/19)

Grorse Crescent (01/07/19)

London Road (08/07/19)  
High Street (15/07/19)  
Hengist Drive (15/07/19)

The Clerk reported that the following Enforcement Cases are closed

Gorse Crescent (03/06/19)  
Preston Hall (24/06/19)  
Kingswood Road (08/07/19)  
Maidstone Road (08/07/19)  
Rochester Road (22/07/19)

#### **7. Any Other Business**

There was no any other business

#### **8. Duration of Meeting**

7.30pm to 8.29pm