

AYLESFORD PARISH COUNCIL

Tuesday 4 September 2018

PLANNING COMMITTEE MINUTES

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

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

Apologies: Cllr Winnett

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1. Declarations of Interest

Cllr Mrs Gadd declared an interest in application 12 – 25 Holtwood Avenue – as a near neighbour and took no part in the discussion and decision.

There were other declarations of interest additional to those contained in the Register of Members Interests.

2. Apologies

Apologies of Cllr Winnett due to family commitments, were noted and accepted.

3. PLANNING APPLICATIONS

1. TM/17/01595 **Land South of London Road and East of Hermitage Lane (Gladmans), Aylesford South**

Up to 840 dwellings and associated works. Revised information including removal of doctors surgery and relocation of school site.

Parish Council Comments: Original objections upheld. See Appendix A attached.

2. TM/17/01864 **Site of Former Upper Bell PH, Blue Bell Hill**

Residential redevelopment of former public house site with an apartment block housing 10 flats and 4 no. semi detached houses (4 bed units) together with associated access, car parking and amenity facilities. Amended and additional plans received

Parish Council Comments: Objection as previously stated, this is an over-development of the site. There is no provision for parking for the flats. This development will have a major impact on traffic in and out of the village.

3. **TM/18/01838 27 Papion Grove, Walderslade**

Proposed conversion of garage to study and regularisation of alleged unauthorised works in relation to the existing driveway

Parish Council Comments: No objection

4. **TM/18/01843 105 Woodbury Road, Walderslade**

Part 1/part 2 storey side extension

Parish Council Comments: No objection

5. **TM/18/01854 Brassey Community Centre, Aylesford North**

Tree work

Parish Council Comments: No objection

6. **TM/18/01860 The Workshop, Cossington Fields Farm, Aylesford North**

Replacement barn workshop

Parish Council Comments: No objection

7. **TM/18/01883 Cossington Wireless Station, Blue Bell Hill**

Installation of 2 no 1.2m antennae dishes and 1 no 1.8m antennae dishes to existing telecommunication mast, installation of equipment cabinet, fencing and associated works

Parish Council Comments: No objection

8. **TM/18/01889 10 Sadlers Close, Blue Bell Hill**

Tree work

Parish Council Comments: No objection

9. **TM/18/01935 34 Papion Grove, Walderslade**

Tree work

Parish Council Comments: No objection

10. **TM/18/01939 Taddington Wood, North of Robin Hood Lane, Blue Bell Hill**

Temporary permission for provision of caravan on site to accommodate security guards to provide 24 hours, seven days a week protection (outline planning permission TM/17/02248)

Parish Council Comments: We would object to the provision of a caravan on a site which is currently only scrubland and where only outline planning permission has been granted. Security guards are not required until full permission has been granted and development has commenced with equipment and materials on site.

11. **TM/18/01942 22 Birch Crescent, Aylesford South**

Tree work

Parish Council Comments: No objection

12. **TM/18/01993 25 Holtwood Avenue, Aylesford South**

Removal of a pine tree and reduction of multiple chestnut trees by approx. 20%.

Parish Council Comments: No objection

13. TM/18/02016 **Stable Cottage, 100 Lower Warren Road, Blue Bell Hill**

Proposed single storey side extension with rear porch and detached garage outbuilding

Parish Council Comments: No objection

14. TM/18/02020 **191 Tunbury Avenue, Walderslade**

2 x silver birch, section fell to ground level

Parish Council Comments: No objection

15. TM/18/02031 **Woodland Open Space rear of 23 to 33 Woodbury Road, Walderslade**

Coppice and clear 5 areas

Parish Council Comments: No objection

16. TM/18/02048 **4 Frensham Walk, Walderslade**

Silver birch – trim, crown reduce by 25% to previous pollard points and crown thin by 15%

Parish Council Comments: No objection

17. TM/18/02050 **3 Mercer Court, Walderslade**

Demolition of garage and breakfast room roofs, single storey rear extension and first floor side extension over garage

Parish Council Comments: No objection

4. DETERMINATIONS WHERE PARISH COUNCIL RAISED OBJECTIONS

TM/18/01234 – The Quay Pottery, 71 High Street, Aylesford North

First floor extension and balcony. PC comment – No obj in principle but proposal significantly increases height and mass of property which may affect views from Aylesford bridges.

TMBC Decision – Granted

TM/18/01723 - 12 Oaks Dene, Walderslade

Fell sorbus and small oak. PC – Objection to removal of oak

TMBC Decision – Granted. Oak is a small spinney specimen which was self sown.

5. ENFORCEMENTS – Confidential

Enforcement Case Being Investigated:

Common Road, Blue Bell Hill – Alleged unauthorised works

Enforcement Cases Closed:

Hallsfield Road, Blue Bell Hill – Breach of planning control remedied by new application

Hermitage Lane, Aylesford South – No breach of planning control so no further action

6. ANY OTHER BUSINESS/CORRESPONDENCE

1. Little Gem, Aylesford High Street – New licensing application – Hearing date 7 September. Noted.

2. TMBC – Notice of appeal by Aylesford Heritage against failure of TMBC to give notice of its decision re TM/17/02971 – Outline application for development of up to 146 dwellings and associated matters. Noted.

There being no further business, meeting closed at 7.59pm.

Mr S Humphrey
Director of Planning, Housing and Environmental Health
TMBC
Development Control
Gibson Building
Gibson Drive
Kings Hill
West Malling
Kent ME19 4LZ

5 September 2018

Dear Mr Humphrey

APPLICATION: TM/17/01595/OAEA
Amended outline application proposals considered by Aylesford Parish Council on 4th September 2018.

APPLICANT: Gladman Developments and the Trustees of Whitepost Field

PROPOSAL: Outline application: The erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a primary school, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access.

LOCATION: Land south of London Road and east of Hermitage Lane, Aylesford

The Aylesford Parish Council **upholds its original objections** (as detailed below) to this amended application and now has added concerns relating to the removal of a doctors' surgery provision. We reiterate that the transport infrastructure in this area is already overwhelmed. We note that the amended plans now include the provision of a footway on the eastern side of Hermitage and we have therefore removed our original comment at (F) from our objections.

- (A) There is no need for this development unless it brings with it the much needed infrastructure improvements, particularly for the road network, which improves the current position for local residents rather than making it potentially worse as a result of the additional housing
- (B) Any development at this location is premature and unnecessary at this stage until there is a clear plan setting out the infrastructure improvements needed, particularly to the road network, to bring about the significant improvements needed to the road network within the Aylesford Parish and in particular Hermitage Lane along its whole length and the A20 including the access and egress from the Quarrywood Industrial Estate and the entry and exit from the Coldharbour Roundabout both from Aylesford and Maidstone
- (C) The proposal from the developer clearly shows that for the proposed Link Road to work it will be necessary for a number of other highway schemes to be completed, and currently some of these schemes are planned but for the rest there are no plans
- (D) There is no indication of any improvements to be made to the already very busy section of the A20 between the Poppy Fields Roundabout and the Coldharbour Roundabout

(E) There appears to be no intention to develop the Link Road before work on the whole development commences.

Yours sincerely

Neil Harris
Clerk to the Council