

AYLESFORD PARISH COUNCIL

Tuesday 5 April 2016

PLANNING COMMITTEE MINUTES

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

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

Apologies: Cllrs Mrs Brooks, Homewood, Winnett

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1. Declarations of Interest

1.1 – Cllr Smith declared an interest in item 3.5 – 247 Robin Hood Lane, Blue Bell Hill – as a near neighbour. He took no part in the discussion and decision.

1.2 – Cllr Walker declared an interest in item 3.8 – 192 Woodlands Road, Aylesford – as a near neighbour. He took no part in the discussion and decision.

2. Apologies

Cllr Mrs Brooks – Care of elderly relative

Cllr Homewood – KCC meeting

Cllr Winnett – Unwell

Apologies were noted and reasons accepted.

3. PLANNING APPLICATIONS

1. TM/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 re amended block plan and reduction in size and design of outbuilding.

Parish Council Comments: No objection (already submitted in order to meet deadline)

2. TM/16/00248 Kits Coty Restaurant, Blue Bell Hill

Proposed conversion of first floor to provide letting rooms, new enclosed staircase and front entrance. Two amended drawings showing correctly labelled rear and side elevations for information.

Parish Council Comments: Noted

3. TM/16/00384 **50 Mackenders Lane, Eccles**

Proposal to convert an existing double garage and store to an attached one bedroom dwelling with associated works for the provision of replacement parking and access. Additional plan showing a section through the rear amenity space.

Parish Council Comments: Objection. The Council reiterates its objection 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.*

4. TM/16/00461 **3 Montford Road, Walderslade**

Single storey rear extension and extension of the garage

Parish Council Comments: No objection

5. TM/16/00479 **247 Robin Hood Lane, Blue Bell Hill**

Proposed demolition of existing bungalow and replacement with one and a half storey/two storey eco-home

Parish Council Comments: Objection. As per the three previously refused applications, the visual impact alongside existing properties is poor.

6. TM/16/00480 **Land Adjacent to 164 Bull Lane, Eccles**

Erection of detached dwelling

Parish Council Comments: No objection

7. TM/16/00552 **Land at 2 Hermitage Lane, Aylesford**

Seven instances of signage. Seven wall mounted graphic vinyl on aluminium

Parish Council Comments: No objection

8. TM/16/00578 **192 Woodlands Road, Aylesford**

Demolition of existing garage and erection of replacement garage and garden store and regrading of driveway

Parish Council Comments: No objection

9. TM/16/00621 **19 Marlow Copse, Walderslade**

Remove 1 x small (approx. 150mm diameter trunk) beech tree growing in between 2 chestnut trees

Parish Council Comments: No objection

10. TM/16/00632 **33, 35, 37 The Avenue, and 26 Orchard Avenue**
Reduce beech trees to previous level of reduction

Parish Council Comments: No objection

11. TM/16/00746 **Aylesford Newsprint, Bellingham Way, Aylesford**
Request for Scoping Opinion

Parish Council Comments: No comments (already submitted in order to meet deadline)

12. TM/16/00797 **Taddington Wood, North of RHL, BBH**
Erection of 5 dwelling houses and 5 detached garages with associated access parking and turning areas and landscaping

Parish Council Comments: Strong objection. Over development of site as per previously refused application. No additional amenities included.

13. TM/16/00946 **Land at Quarry Wood Industrial Estate, Mills Road, Aylesford South**
Replacement of 10m telegraph pole with a 10m phase 4 monopole and 1 no. addition equipment cabinet

Parish Council Comments: No objection

4. DETERMINATIONS DIFFERING FROM PARISH COUNCIL COMMENTS February 2016 – March 2016

TM/15/04031 **Units 1 to 18, Lake Road, Aylesford South**
Erection of extensions to existing buildings and associated works.
PC – Strong objection due to traffic implications and nearby residential properties
TMBC – Approved

Noted. Members noted their continued concern at the apparent high percentage of agreement to planning application despite Parish Council objections.

5. ANY OTHER BUSINESS/CORRESPONDENCE

1. **CPRE -Local Plan consultations.** Friday 11 March 2016. *Cllr Shelley attended and reported to Members that over 14,000 dwellings are planned for the local area together with an additional 17 traveller sites. CPRE are suggesting Parish Councils might wish to consider a Neighbourhood Plan of their own. Copy of handouts to be emailed to all Members for information. It was **agreed** this Council will continue with a close liason with TMBC progress on their local plan which is expected to have heavy implications for the APC area. We have formally registered our interest with TMBC to be kept up to date and the Clerk regularly checks their website for progress. Next consultation is expected in September.*

Power point presentation from the CPRE meeting will be emailed to all Members for information.

Dep Clerk

2. Housing and Planning Bill – National ‘Alternative’ Providers

Government are proposing that alternative providers may be used instead of Local Councils to administer the planning application process and comments are invited. *There would still be consultation with local authorities and the Borough Council would still determine the decision. Clerk reported on his further research in order to return comments by the deadline of 15 April 2016. Members agreed the planning system with TMBC works well the majority of the time and would not wish to see the system change radically in this way. Clerk’s draft response was considered and agreed and is attached at Appendix A to these minutes.* **Clerk**

3. Aylesford Paper Mill Future

Preview/consultation event re the future of the APM site – Thursday 10 March 2016. Attended by Cllrs Gledhill and Homewood. Public exhibition also held on 11/12 March. *No report to this meeting.*

There being no further business, meeting closed at 8.10pm