

# AYLESFORD PARISH COUNCIL

## Tuesday 5 July 2016

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# PLANNING COMMITTEE MINUTES

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

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

**Apologies:** Cllr Mrs Brooks, Hammond

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### 1. Declarations of Interest

Cllr Rillie declared an interest in applications 11 and 14 **Anchor Barn**, as a near neighbour. He took no part in the discussion and decision.

Cllr Mrs Gadd declared an interest in application 19. **25 Holtwood Avenue**, as the applicant is known personally to her. She took no part in the discussion and decision.

### 2. Apologies

Apologies as follows were noted and reasons accepted:

Cllr Mrs Brooks, care of elderly relative. Cllr Hammond, working.

### 3. PLANNING APPLICATIONS

1.TM/16/00797 **Taddington Wood North of Robin Hood Lane, Blue Bell Hill**  
Outline application – erection of x 5 dwelling houses and x 5 detached garages with associated access parking and turning areas and landscaping. Ecological Scoping Report for information.

*Parish Council Comments: APC's objection remains. Overdevelopment of site as per previously refused application. No additional amenities included.*

2.TM/16/01239 **Holtwood Farm Shop, 365 London Road, Aylesford South**  
Permanent retention of fish van (TM/13/03491)

*Cllr Homewood stated that he supported the applicant's previous application for permanent permission due to trading only 3 days a week, no cooking on site therefore no odours and in fairness there being no restrictions placed on the nearby restaurant which cooks 7 days a week and has traffic movement implications.*

*Cllr Balcombe stated that he is aware of continued complaints from local residents about this business. They are disturbed by odours and noise from customers. The applicant has over run the period of time his temporary permission was granted by several months thereby gaining extra time. Cllr Balcombe further stated that if permission is granted he would prefer to see it for a limited period again so that control can be maintained.*

*Parish Council Comments: Strong Objection. We are still aware of residents' complaints amount smells from the van and noise from customers.*

**3.TM/16/01311 235 Woodlands Road, Aylesford South**

Tree works. Reponse from TMBC re APC previous objection due to no reasons given for work. Proposals considered to be appropriate by Tree Officer.

*Parish Council Comments: Objection withdrawn in view of Tree Officer's report.*

**4.TM/16/01312 21 Tavistock Close, Walderslade**

Single storey rear, side and front extensions, conversion of garage to habitable room, extension of hipped loft conversion to a gable roof

*Parish Council Comments: Objection. Overdevelopment of this already crowded area.*

**5.TM/16/01592 50 Tunbury Avenue, Walderslade – 2 applications**

Demolition of bungalow and erection of a terrace of 3 dwellings  
Amended plans

*Parish Council Comments: No objection to original application. Objection to amended plans. The parking proposal gives very poor access on to busy road/junction. Should be retained as per original application.*

**6.TM/16/01631 Former Somerfield Distribution Centre, Station Road, Aylesford South**

Revised cladding colour details (TM/13/03109)

*Parish Council Comments: No objection*

**7.TM/16/01632 Former Somerfield Distribution Centre, Station Road, Aylesford South**

Variation of access roads and childrens play space (TM/13/03109)

*Parish Council Comments: No objection*

**8.TM/16/01646 205 Woodlands Road, Aylesford South**

Conversion of garage to living accommodation and erection of two storey rear extension

*Parish Council Comments: Objection. We would like to know the neighbours opinion as we have concerns about sight lines and overview.*

**9.TM/16/01697 15 Woodbury Road, Walderslade**

Coppice multi-stemmed chestnut in back garden to ground level

*Parish Council Comments: No objection*

**10.TM/16/01698 43 Victoria Road, Walderslade**

Hornbeam to reduce by 1.5 – 2m back to previous pruning cuts

*Parish Council Comments: No objection*

11.TM/16/01785 **Anchor Barn, 190 Rochester Road, Aylesford North**

Additional ground floor windows to front elevation

*Parish Council Comments: No objection*

12.TM/16/01794 **3 The Hawthorns, Aylesford South**

Demolition of existing garage, two storey rear extension, new front covered porch and internal alterations

*Parish Council Comments: No objection*

13.TM/16/01799 **50 Mackenders Lane, Eccles**

Demolition of existing attached double garage and store. Construction of detached single one bedroom dwelling and associated works for the provision of replacement parking and access for 50 Mackenders Lane.

*Parish Council Comments: Objection as per for TM/16/00384. 1. Not in keeping with existing street scene. 2. Overdevelopment of corner plot. 3. Additional traffic movement problems particularly as on junction with Mackenders Close. 4. Privacy implications for near neighbours.*

14. TM/16/01803LB **Anchor Barn, 190 Rochester Road, Aylesford North**

Additional ground floor windows to front elevation

*Parish Council Comments: No objection*

15.TM/16/01827 **39 Holtwood Avenue, Aylesford South**

Cut back to boundary overhanging branches of sweet chestnut (see TM/12/02406)

*Parish Council Comments: No objection*

16. TM/16/01882 **20 The Avenue, Aylesford South** – 2 applications

Garage conversion to habitable room and a loft conversion with rear facing flat roofed dormer. Amended application description: Extension and alterations to garage and conversion to habitable room

*Parish Council Comments: No objection*

17. TM/16/01906 **9 Hawthorns, Walderslade**

Tree works

*Parish Council Comments: No objection*

18. TM/16/01920 **Kent House, Beaver Road, Allington, Aylesford South**

Details of conditions re materials, drainage, acoustic screening, contaminated land study, site investigations, refuse, acoustic screen ventilators re TM/16/00353 – Residential development of 8 detached and semi detached dwellings

*Parish Council Comments: No objection*

19. TM/16/02008 **Dormer House, 25 Holtwood Avenue, Aylesford South**

Remove chestnut tree

*Parish Council Comments: No objection*

#### **4. DETERMINATIONS DIFFERING FROM PARISH COUNCIL COMMENTS**

TM/16/00021 **Kent House, Ditton Court, Quarry Wood** – New cold store and ancillary office link to existing building. APC objection due to traffic implications. TMBC decision – Approved.

TM/16/00931 **20 Roman Close, Blue Bell Hill** – Tree works. APC objection well established trees with no reason given for felling. TMBC decision – Approved.

TM/16/01311 **235 Woodlands Road, Aylesford** – Tree works. APC objection due to no Tree Office report (now received – see 3.3 above). TMBC decision – Approved.

#### **5. ANY OTHER BUSINESS/CORRESPONDENCE**

1. Aylesford Newprint Site – Public exhibition held on 1<sup>st</sup> and 2<sup>nd</sup> July. Clerk is in receipt of details published at the exhibition. Available from the Parish Office. Proposals are 450 houses and 120,000 ft of industrial use. APC's view on the opening of Bellingham Way is that it should be investigated but there are concerns its opening would exacerbate the A20 problems rather than solve them. The Council would expect to see a transport plan for this application.
2. TMBC Draft Local Plan goes before the TMBC Committee this evening. Consultation with Parish Council's expected in September.
3. Cllr Wright stated his concerns at the poor standard, or non-existence in some cases, of site plans received with recent applications. This was making constructive comments difficult in some cases.
4. Other Councillors also stated they would like to see the comments from other consultees/neighbouring properties on applications. Clerk advised this was unlikely unless the consultee copied the Parish Council into their comments as all consultees (including the Parish) are contacted at the same time with the same time scale for responses.

There being no further business, meeting closed at 8.17pm.