

AYLESFORD PARISH COUNCIL

Tuesday 5 June 2018

PLANNING COMMITTEE MINUTES

Present: Cllrs Ms Dorrington, Elvy, Mrs Gadd, Gledhill, Ludlow, Rillie, Shelley, Smith, Wright

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

Apologies: Cllrs Balcombe, Homewood, Winnett

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1. Declarations of Interest

Cllr Smith declared an interest in application 3.1 – TM/18/00649 – family member. He took no part in the discussion and decision relating to this application.

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

2. Apologies

Apologies from Cllrs Balcombe (holiday), Homewood (KCC Meeting) and Winnett (family commitment) were noted and reasons accepted.

3. Election of Committee Chairman and Vice Chairman

Cllr Smith was elected as Chairman and Cllr Ms Dorrington as Vice Chairman of the Planning Committee.

3. PLANNING APPLICATIONS

1. TM/18/00649 **253 Robin Hood Lane, Blue Bell Hill**

Demolition of existing garage and replacement with a double detached garage to front of property. Revised plans showing garage door on north side of proposed structure

Parish Council Comment: No objection

2. TM/18/00804 **76 Montfort Road, Walderslade**

Single storey extension to side and rear
Amended application form and block plans

Parish Council Comment: No objection

3. **TM/18/00890 77 Montfort Road, Walderslade**

To extend current fencing to surround current driveway to garage – total length approx. 9 metres using 1.5 metres high fence panels with 300mm concrete gravel boards

Parish Council Comment: Objection. This fence blocks off the drive to the house leaving no parking space on the property.

4. **TM/18/00952 251 Woodlands Road, Aylesford South**

Erection of new boundary wall and gates with alterations to existing driveway

Parish Council Comment: No objection

5. **TM/18/00959 1 and 2 Great Cossington Farm Cottages, Pratling Street, Aylesford North**

Conversion of central part of the derelict barn to create two dwellings, together with alterations to numbers 1 and 2 Great Cossington Farm Cottages, including installation and alterations to dormers

Parish Council Comment: No objection

6. **TM/18/00995 94 Mill Hall, Aylesford South**

Demolition of the existing building and redevelopment of the site to provide a five storey building with parking and landscaping at ground floor level and 21 residential units on the upper four floors, together with landscaping and other associated works.

Parish Council Comment: No objection in principle to the development but would prefer to see a reduction in the height of the building in line with other developments in the area and so as not to detract from the visual impact of the historic Friars buildings on the other side of the river.

7. **TM/18/01000 Land at Walderslade Woods, Walderslade**

Coppice two Silver Birch trees to rear of property that are causing excessive shading to garden.

Parish Council Comment: Objection. These trees are not near the property.

8. **TM/18/01019 162 Woodlands Road, Aylesford South**

Demolition of conservatory. Erection of single storey rear and two storey side extension.

Parish Council Comment: No objection

9. **TM/18/01066 30 Papion Grove, Walderslade**

T1 Hornbeam – crown lift to 4.5m above ground level, reduce canopy to 10m and radial spread of 3m and clear buildings by 2m and T2 Hornbeam – crown lift to 4.5m above ground level, reduce canopy to 10m and radial spread of 3m

Parish Council Comment: No objection

10. **TM/18/01083 42 Hallsfield Road, Walderslade**

Variation of condition 3 of planning permission TM/17/00618/FL to enable the retention of 4 Velux roof lights and revision to previously approved plans to delete side dormer

Parish Council Comment: No objection

11. TM/18/01090 **Land between 59 and 61 Hurst Hill, Walderslade**

Mature Quercus Robur Tree – to fell as tree is unsuitable for the location as it is far too large for the space available. To replant with one Sorbus Aria which is considered more suitable.

Parish Council Comment: Objection. Removal of this large tree may well affect the foundations of the adjacent properties. Would not object to reduction of crown.

12. TM/18/01097 **10 Laurie Gray Avenue, Blue Bell Hill**

Proposed loft conversion with rear facing dormer and front velux roof light

Parish Council Comment: No objection

13. TM/18/01156 **Kart Circuit, Buckmore Park, Maidstone Road, Blue Bell Hill**

Section 73A for the variation of condition 1 of application TM/12/03679FL (use of kart circuit between 0800 to 2300 Monday to Friday between 31 March and 31 October) to allow for a 24 hour race to occur once in any calendar year

Parish Council Comment: No objection

14. TM/18/01158 **166 Station Road, Aylesford South**

Single storey rear extension.

Parish Council Comment: No objection

15. TM/18/01169 **3 Hurst Hill, Walderslade**

First floor side extension for extended bedrooms.

Parish Council Comment: No objection

16. TM/18/01179 **213 Woodlands Road, Aylesford**

Silver birch – fell because tree is dead

Parish Council Comment: No objection. We would like to see a replacement tree planted.

4. DETERMINATIONS WHERE PARISH COUNCIL RAISED OBJECTIONS

TM/18/00906 **38 Holtwood Avenue, Aylesford South.**

APC objection – Considered to be an amenity tree. TMBC Decision - REFUSED.

5. ENFORCEMENTS – Confidential

Closed: Robin Hood Lane, Blue Bell Hill
Hermitage Lane, Aylesford South

6. TMBC Local Plan

The Clerk reported that the latest version of the TMBC Local Plan has now been published and goes before TMBC Members for consideration tonight and again on 24 July. It will then go to Cabinet

and Council on 12 September and out to public consultation for a 6 week period at the end of September, before the final documents go before the Government Planning Inspector for approval.

Subject to any amendments made at this evening's TMBC meeting or on 24 July, 39% of the new housing allocation for TMBC will be within Aylesford Parish – 900 homes in Bushey Wood (plus a further 614 beyond 2031) and 1000 off Hermitage Lane (Gladmans development). There are also plans for development of East Malling Research Station land beyond 2031.

The Clerk stated that included in the document are references to new schools, health care facilities and highway improvements.

The Parish Council's formal opportunity to comment will be during the 6 week consultation period. Prior to this the Clerk will review the LDP in detail and prepare a report to the Planning Committee and will arrange a meeting for representatives of the Parish Council with TMBC Officers to discuss the Parish Council's proposed response

Cllr Ludlow commented that concerns were already being expressed in Eccles relating to the Bushey Wood proposals particularly relating to the infrastructure – traffic, doctors surgeries, bus, schools. Noted.

7. ANY OTHER BUSINESS/CORRESPONDENCE

Aylesford Newsprint Application – Clerk reported that TMBC have advised that the Aylesford Newsprint applicant has formally withdrawn their application prior to its due consideration by TMBC this week. At the present time there are no specific details available as to what might now happen to the site going forward.

There being no further business, the meeting closed at 8.23pm.