

AYLESFORD PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

TUESDAY 5 MARCH 2019

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

In attendance: Mr Harris, Clerk Mrs Collier, Deputy Clerk Mrs Randall, Finance Officer

Apologies: Cllrs Balcombe, Homewood, Kennedy

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1. Declarations of Interest – There were no declarations additional to those contained in the Register of Members' Interests.

2. Apologies

Apologies as follows were noted and reasons accepted: Cllrs Balcombe (holiday), Homewood (unwell), Kennedy (working).

3. PLANNING APPLICATIONS

1. TM/18/03048 – Garden Centre rear of 400 Hermitage Lane, Aylesford South

Outline application. Redevelopment of existing garden furniture retail centre (with ancillary café); commercial cattery and small pet boarding centre with 17 dwellings, provision of access roads and garages and parking facilities, with appearance and landscaping reserved

Parish Council Comments: Strong objection. Attached at Appendix A.

2. TM/19/00221 445 Maidstone Road, Blue Bell Hill

Detached summerhouse/shed

Parish Council Comments: No objection

3. TM/19/00247 168 Woodlands Road, Aylesford South

Tree work in front and rear garden

Parish Council Comments: No objection

4. **TM/19/00310 99 Robin Hood Lane, Walderslade**

To extend current 1st floor roof space to move all ground floor bedrooms to the 1st floor. The ground floor would then undergo alterations to create the required living space. Proposed outbuilding at rear.

Parish Council Comments: Objection. This proposed enlargement is out of scale to the neighbouring properties and increased development will exacerbate the already inadequate parking provision at a dangerous junction.

5. **TM/19/00345 Blue Bell Hill Telephone Exchange, 496 Maidstone Road, Blue Bell Hill**

Replacement glass in two windows in the north elevation and two in the east elevation by aluminium louvres to match existing louvres

Parish Council Comments: No objection

6. **TM/19/00430 10 Brassey Drive, Aylesford South**

Fell two sweet chestnuts to ground level

Parish Council Comments: No objection

7. **TM/19/00432 2 Unwin Close, Aylesford South**

First floor side extension

Parish Council Comments: No objection

8. **TM/19/00443 Cobtree Manor Golf Club, Blue Bell Hill**

Demolition of existing clubhouse and construction of new replacement clubhouse and associated parking etc. Upgrade existing 18 hole golf course and provide new 9 hole course on the practice ground and other associated works.

Parish Council Comments: No objection

9. **TM/19/00454 105 Woodbury Road, Walderslade**

Part 1, part 2 storey side extension

Parish Council Comments: No objection

10. **TM/19/00463 32 Gorse Crescent, Aylesford South**

Crab apple tree to pollard

Parish Council Comments: No objection

11. **TM/19/00464 53 Holtwood Avenue, Aylesford South**

Tree work

Parish Council Comments: No objection

12. **TM/19/00476 40 Birch Crescent, Aylesford South**

Lawful Development Certificate. Construction of timber decking

Parish Council Comments: No objection

4. DETERMINATIONS WHERE PARISH COUNCIL RAISED OBJECTIONS

4.1 – TM/18/01864 Upper Bell Development, Blue Bell Hill

APC – Objection. Overdevelopment of the site

TMBC – Refused

4.2 – TM/19/00040 93 Cork Street, Eccles – Extension and conversion to integral garage

APC – Objection. Loss of parking spaces

TMBC – Agreed. Matters relating to disabled parking space, lamp post etc will need to be referred to TMBC as the deferred highway authority.

Local Members expressed their concern at this agreement. The Clerk reported that there was no provision for the Parish Council to appeal against the decision. He further stated that any costs relating to highway requirements and traffic orders in order for this work to progress will have to be met by the applicant.

4.3– TM/19/00054 - 17 Gorse Crescent, Aylesford South. Extension

APC – Objection. Out of scale and proportion to the plot as a whole

TMBC – Agreed. No adverse impact on the residential amenity of neighbouring properties, the character of the dwelling or the wider street scene.

Clerk reported that TMBC have apologised that the APC comment was not taken into account before the decision was reached on this application on 5 February, despite acknowledging and agreeing that the APC comment would not be received until 6 February.

4.4 – TM/19/00173 – 79 Woodbury Road, Walderslade. Reduce oak tree

APC – Would prefer to see crown of oak tree raised.

TMBC – Application amended. Incorrect. Oak tree is actually a sweet chestnut

5. ENFORCEMENTS – Confidential

Enforcement Case Being Investigated:

Hermitage Lane

Warren Road

Walsham Road

Enforcement Cases Closed:

Rochester Road – Clerk to report

Walsham Road

Station Road

6. ANY OTHER BUSINESS/CORRESPONDENCE

6.1 – TM/17/02971 – Development Site Eastern Part of Former Aylesford Quarry, Rochester Road.

Local Public Inquiry into the appeal on 12 March 2019 – 10am at TMBC. Noted.

6.2 – TMBC Update on outline application for the erection of up to 840 dwellings between Poppy Fields roundabout and Hermitage Lane.

Clerk reported that TMBC have notified their Area 3 Planning Committee Members of the reasons for the delay in determining this application. There are a number of matters still subject to ongoing liaison and negotiation between relevant providers and technical/statutory consultees and the applicant before the application can be reported to the Area Planning Committee for determination probably in April 2019.

6.3 – Local Plan Update

The Tonbridge & Malling Borough Council Local Plan was submitted for examination on Wednesday 23rd January 2019 and the Secretary of State has appointed Inspectors Simon Berkeley BA MA MRTPI and Luke Fleming BSc (Hons) MRTPI to carry out an independent examination of the Local Plan.

The Inspectors' task is to consider whether the plan has been prepared in accordance with the relevant legal requirements and whether the plan is sound, based on the criteria set out in paragraph 182 of the National Planning Policy Framework (March 2012 version - the Framework).

The relevant soundness criteria are whether the Local Plan is:

- ***positively prepared*** (based on a strategy that seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development);
- ***justified*** (the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence);
- ***effective*** (the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities); and
- ***consistent with national policy*** (the plan should enable the delivery of sustainable development in accordance with the policies in the Framework).

Programme Officer

Louise St John Howe has been appointed as the Programme Officer. She is an independent officer of the examination and works on the Inspectors' behalf, organising and managing the administrative and procedural matters of the examination process. The Programme Officer acts as the contact for any person who has an interest in the examination, liaising between the Inspectors, Representors and Tonbridge & Malling Borough Council. Any matters that anyone wishes to raise with the Inspectors should be submitted through the Programme Officer.

Programme Officer Contact Details

- Ms. Louise St John Howe PO Box 10965, Sudbury, Suffolk Co10 3BF
- Mobile: 07789 486419
- Email: louise@poservices.co.uk

6.4 – Taddington Wood North of Robin Hood Lane, Blue Bell Hill

The following applications have been submitted for the proposed development of this site.

TM/17/02248 – Outline planning permission granted for 5 detached dwellings and garages – Feb 2018.

APC objection – overdevelopment of site

TM/18/01939 – Caravan siting for security – No TMBC decision yet

APC objection – No need as only outline permission has currently been granted

TM/18/02273 - Details of layout and appearance relating to outline permission – No TMBC decision yet. APC objection – overdevelopment of site

Cllr Smith reported that there has been considerable activity recently on this site. He queried what work the applicant is permitted to carry out based on receiving only outline planning permission. Clerk will discuss with TMBC Planning Department and report back to Cllr Smith and the Committee. **Clerk**

6.5 – TMBC Planning Officer Visit

Members requested that they receive a presentation from a senior member of the TMBC Planning Officer team in order to better understand the procedures and reasoning behind TMBC decisions and what influence Parish Council comments have on those decisions. The Clerk agreed to make this request to TMBC. **Clerk**

6.6 – Walderslade Woods Road

Cllr Wright raised the major clearance of trees from Walderslade Woods Road following the falling of trees during recent heavy snow. He considered the clearance to be ‘over zealous’ and queried whether replacement planting was planned. The tree clearance has resulted in the removal of the natural sound barrier from noise from the motorway for local residents. Cllr Wright also referred to a letter from a local resident printed in the Medway Messenger. Clerk will make enquiries with Kent Highways. **Clerk**

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