

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on 5 November 2019

**Present:** Councillor Smith (Chairman) and Councillors Balcombe, Ms Dorrington, Mrs Gadd, Gledhill, Ludlow, Ms Oyewusi, Mrs Papagno, Rillie, Sullivan, Wright and Winnett.

**In Attendance:** Neil Harris (Clerk) and Melanie Randall (Assistant Clerk and Finance Officer)

**Apologies:** Councillors Shelley, Walker and Williams

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#### 1. Apologies for Absence

Apologies of Absence from Councillors Shelley (Holiday), Walker (Work commitment) and Williams (TMBC meeting) were received, and the reasons for absence agreed.

#### 2. Declaration of Interests

Councillor's Balcombe and Mrs Gadd declared an interest in item 4.12 – TM19/02340/TPOC – 25 Birch Crescent, Aylesford as the resident is known to them. They took no part in the discussion or decision.

Councillor Winnett declared an interest in item 4.13 – 187 Tunbury Avenue, Walderslade as the resident is known to him. He took no part in the discussion or decision.

Councillor Smith declared an interest in item 4.21 – 595 Maidstone Road, Blue Bell Hill as the resident is known to him. He took no part in the discussion or decision.

#### 3. Minutes of the Meeting held on 1 October 2019

It was **Agreed** that the Minutes of the meeting held on 1 October 2019 be approved as a correct record and signed.

#### 4. Planning Applications

**4.1 TM/19/02230/TPOC – 217 Woodlands Road, Aylesford South**  
T1-T7 Sweet Chestnuts – coppice to stool stumps

It was **Agreed** to raise **No Objection**

**4.2 TM/19/02224/TPOC – 38 Hurst Hill, Walderslade**

Thin out Oak Tree by no more than 30%

It was **Agreed** to raise **No Objection**

**4.3 TM/19/02242/TPOC – 21 Catkin Close, Walderslade**

T1 Hornbeam – coppice at 0.3m. T2. T3 and T4 Sweet Chestnut – remove epicormic growth up to 6m above ground.

It was **Agreed** to raise **No Objection**

**4.4 TM/19/02170/FL – Cherry Bungalow 351 Pratling Street, Aylesford North**

Erection of detached two bedroom bungalow with associated parking and turning space.

It was **Agreed** to raise an **Objection** – This is a entirely new development, leading to over development in a rural area of Landscape value.

**4.5 TM/19/02173/LB – Ivy Cottage 290 London Road, Aylesford South**

Listed building application: Erect a new dormer to left side of building and provision of railings along the ragstone boundary wall.

It was **Agreed** to raise **No Objection**

**4.6 TM/19/02414/FL – 7 Rowan Close, Aylesford South**

Two storey rear/side extension with single storey side extension to serve as an annex.

It was **Agreed** to raise an **Objection**

The Council objects to this development on the grounds that the extension is located too close to the motorway and introduces additional habitable rooms and residential unit into an area of poor air quality.

**4.7 TM/19/02352/FL – 32 Gorse Crescent, Aylesford South**

First floor side extension

It was **Agreed** to raise **No Objection**

**4.8 TM/19/02426/TPOC – 196 Woodlands Road, Aylesford South**

Sweet Chestnut Trees – to lightly cut back branches to avoid any accidents

It was **Agreed** to raise **No Objection**

**4.9 TM/19/02371/TPOC – 6 Marston Walk, Walderslade**

T1 Rowan – fell/coppice. T2 Hornbeam – lift to 6m and reduce crown radius by 2m.  
T3 Hornbeam – lift to 6m. T4 Ash Sapling – Fell. T5 Cherry Plum- prune back to boundary line. T6 Cherry Plum – Fell (dead tree).

It was **Agreed** to raise **No Objection**

**4.10 TM/19/02368/TPOC – 21 Ffinch Close, Aylesford South**

2x trees in front garden to crown lift

It was **Agreed** to raise **No Objection**

**4.11 TM/19/02281/TPOC – 5 Marston Walk, Walderslade**

T1 Oak tree in front garden requires removal of several dead limbs. Request to remove 2 lower limbs and all deadwood over 25mm in diameter. Dead branches are directly over the footpath to front door and are in danger of falling and could cause injury. Lower branches also impacting on neighbours roof.

It was **Agreed** to raise **No Objection**

**4.12 TM/19/02340/TPOC – 25 Birch Crescent, Aylesford South**

T1 Pine to be removed due to shading and damage the roots are causing to the footpath

It was **Agreed** to raise **No Objection**

**4.13 TM/19/02348/TPOC – 187 Tunbury Avenue, Walderslade**

T1 Oak – crown lift secondary branches to achieve ground clearance of 6m. Reduce western and northern canopy to radial spread of 7.5m. Thin canopy by 10% focusing on dead wood and inferior conflicting branches.

It was **Agreed** to raise **No Objection**

**4.14 TM/19/02232/TPOC – 29 Birch Crescent, Aylesford South**

T1-T3 Leylandi Trees – dismantle to ground level due to size and condition.

It was **Agreed** to raise **No Objection**

**4.15 TM/19/02271/FL – 453 Maidstone Road, Blue Bell Hill**

Rear extension with dormers in the roof

It was **Agreed** to raise **No Objection**

**4.16 TM/19/02303/AT – Unit 3, 2 Hermitage Lane, Aylesford South**

Installation of 4x new digital freestanding signs and 1x 15” digital booth screen

It was **Agreed** to raise **No Objection**

**4.17 TM/19/00979/FL – South Aylesford Retail Park, Quarry Wood, Aylesford South**  
Revised Transport Assessment, drawings and additional information received. Removal of Amenity Uses and letter from Agent received.

It was **Agreed** to reiterate the Councils previous **Objections**, already sent on 4 September 2019

**4.18 TM/19/02437/FL – 15 Laurie Gray Avenue, Blue Bell Hill**

Loft conversion with rear dormer and front velux roof windows.

It was **Agreed** to raise **No Objection**

**4.19 TM/19/02495/TNCA – 46 Birch Crescent, Aylesford South**

T1 and T2 Silver Birches – fell. T3 and T4 Beech – fell. T5 and T6 Conifer – fell

It was **Agreed** to raise **No Objection**

**4.20 TM/19/02021/TPOC – 2 Ffinch Close, Aylesford South**

Oak Trees to rear, reduce by 20% crown thin and lift along with removal of epicormic growth. Reduce Silver Birch on frontage by 25%, crown, lift and thin.

It was **Agreed** to raise **No Objection**

**4.21 TM/19/02338/FL – 595 Maidstone Road, Blue Bell Hill**

Erection of two dwellings

It was **Agreed** to raise an **Objection**

The Council objects to this application on the grounds that the erection of two dwellings on this limited site is significant overdevelopment in this constrained area.

**4.22 TM/19/02478/FL – 232A Bull Lane, Eccles**

Two storey side extension

It was **Agreed** to raise **No Objection**

## **5. Determinations where Parish Council raised objections**

The Clerk reported on the following Determinations by TMBC where the Parish Council had raised an **Objection**

**TM/19/02054/FL – 3 Bridge Place, Aylesford South**

Change of use of amenity land to garden

**APC – Objection** - The Council strongly objects to this application on the grounds that the area of land next to 3 Bridge Place, which includes the application site, has been used by the whole community since this development has been occupied since the early 2000's. The community use of the site has been of a regular recreational facility including children using it as a play area on an almost daily basis as evidenced by the provision of a goal and bench. The Council is also aware that the community residents' group have also used it for regular events

involving all of them including regular annual events. There has never been any evidence of any part of this site being used for the exclusive use of one property only.

**TMBC – Refused (21/10/19)**

## **6. Enforcements – Confidential**

The Clerk reported that the following Enforcement Cases are being investigated

Papion Grove (10/06/19)	London Road (16/09/19)
Gorse Crescent (01/07/19)	Roman Close (30/09/19)
High Street (15/07/19)	Oakleigh Close (30/09/19)
Hengist Drive (15/07/19)	Warren Road (30/09/19)
Land off Vincent Road (02/08/19)	Land Adj Russell Road (07/10/19)
Robin Hood Lane (05/08/19)	
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The Clerk reported that the following Enforcement Cases are closed

Hallsfield Road (07/10/19)	Oakleigh Close (21/10/19)
Warren Road (07/10/19)	London Road (21/10/19)
Hall Road (07/10/19)	Mill Hall (28/10/19)
Eccles Row (14/10/19)	
Gorse Crescent (14/10/19)	

## **7. Any Other Business**

### **Attendance of a TMBC Officer at Planning Committee**

The Clerk reported that he had written to the TMBC Director of Planning, Housing and Environmental Health regarding the possible attendance of a Planning Officer at the Council's Planning Committee, following on previous requests, to explain the TMBC process for determining planning applications which would help the Council in putting forward cogent and reasonable representations. The Director's reply indicated that KALC were organising central training for Parishes and that she was happy to take up questions with her Officers on any new issues with existing applications but did not state that her officers would attend any of the Council's meetings.

In the absence of an indication of an attendance by a Planning Officer at a Council Meeting the Clerk suggested a new approach whereby he would look at the List B to identify those applications he felt he needed to look at in more detail and for reporting back to committee. He also suggested that if members wanted him to look at specific applications in more detail that on receipt of the List B they should bring these to his attention. The Committee **Agreed** to take no further action.

### **TMBC Local Plan**

The Clerk reported that TMBC were consulting on additional material published since the original Regulation 19 Local Plan consultation. The consultation on this significant amount of additional material was running from 4 November until 16 December. The Clerk indicated that he would report on this matter including any further comments to the next meeting of the committee on 3 December.

### **Allington Waste Incinerator**

The Clerk indicated that he had visited the public exhibition being held in respect of the expansion of the Allington Waste Incinerator. Any comments needed to be made by 28 November and the matter would be considered by a Government Inspector.

The exhibition also covered their proposal to bid to KCC for the placing of a new Household Waste Recycling Centre at the site which would follow the normal planning process being considered by KCC at which time the Council would be able to comment.

### **7. Duration of Meeting**

7.30pm to 8.15pm