

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on 6 August 2019

Present: Councillor Smith (Chairman) and Councillors Balcombe, Ms Dorrington, Mrs Gadd, Gledhill, Ludlow, Rillie, Shelley, Oyewusi, Winnett and Walker.

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

Apologies: Councillors Sullivan, Wright and Beadle.

1. Apologies for Absence

Apologies of Absence from Councillors Sullivan (personal commitment), Wright (Holiday) and Beadle (Holiday) were received, and the reasons for absence agreed.

2. Declaration of Interests

Councillor Walker declared an interest in item 14 – TM/19/01639/FL as he lives in the vicinity of this property.

3. Minutes of the Meeting held on 2 July 2019

It was **Agreed** that, subject to Minute 2 being amended by the deletion of the paragraph referring to Councillor Rillies Declaration of Interest and the insertion of the paragraph set out below, the Minutes be **Approved** as a correct record and signed.

Councillor Rillie declared an interest in item 4.9 – TM/19/01156/OA, 4 Pratling Street, Aylesford as one of the affected residents in the neighbouring properties is a family member. He took no part in the discussion and decision.

4. Planning Applications

5. TM/19/01496/TPOC – 26 Hurst Hill, Walderslade

T1 Oak – Crown thin canopy by 20%. Works to reduce wind load and shading. Remove major deadwood.

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

6. TM/19/01504/TPOC – 22 Hurst Hill, Walderslade

T1 Oak – showing signs of dieback throughout canopy. Reduce height by 2m, current estimated height is 16m, leaving at 14m. Reduce radial spread by 1m, currently estimated

radius at 5m, leaving at 4m. Remove major deadwood.

T2. Oak (rear garden of 24 Hurst Hill) reduce height and spread. Current estimated height 17m. Works to reduce wind loading and excessive shading and allow suitable clearance from properties.

The reduction of T1 should promote new healthy growth.

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

7. **TM/19/01494/TPOC – 12 Oaks Dene, Walderslade**

T1 Larger Oak – Reduce crown by approx. 30% to create a smaller shape without causing significant wounding to the crown (so approx. 2.5-3.5m where appropriate) All branches will be cut to suitable growth points and remove significant deadwood.

T2 Smaller Oak (inside garden boundary fence) – Dismantle/fell to near ground level

T3 Beech (outside garden fence but inside customer's boundary) – Dismantle/fell to near ground level and Oak in rear garden of No.13 – Reduce back from No.12 to give 2.5m clearance. This is prudent maintenance work to prevent damage to the property.

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

8. **TM/19/01558/TPOC – 7 Woodbury Road, Walderslade**

Pollard/trim a group of 4 Sweet Chestnuts to take off 30% of the existing stems

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

9. **TM/19/01570/TPOC – 77 Woodbury Road, Walderslade**

Sweet Chestnut and Hornbeam to both be pruned back

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

10. **TM/19/01553/FL – Land East of 136-146 Common Road, Blue Bell Hill**

Proposed change of use from equestrian to residential

It was **Agreed** to raise an **Objection** – This land is in an area of Outstanding Natural Beauty. Therefore, any permanent residential development of this nature is contrary to Policy CP7. The current mobile home is only used on a temporary basis in association with the keeping of Livestock.

11. **TM/19/01374/FL – The Stables, 94 High Street, Aylesford North**

Proposed extension to form annex for elderly parents – Amended design to remove patio doors from side elevation.

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

12. **TM/19/01580/FL – 42 Hallsfield Road, Blue Bell Hill**

Proposed alteration to roof to form 2x bedrooms and a bathroom

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

13. **TM/19/01589/TPOC – 5 Hurst Hill, Walderslade**

T1 Oak to reduce to a height of 9m and radial spread of 4.5m. Lift canopy to achieve ground clearance of 5m

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

14. **TM/19/01639/FL – 237 Woodlands Road, Aylesford South**

Proposed internal alterations and garage conversion with ground floor extension with ground floor fenestration alterations

It was **Agreed** to raise an **Objection** – The garage conversion and the lack of on-site parking provision leads to an increase in street parking

15. **TM/19/01643/FL – 30 Papion Grove, Walderslade**

Demolition of existing Garage and Summer House and construction of two storey side extension, single storey Garage extension and single storey rear extension.

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

16. **TM/19/01618/FL – 54 Hallsfield Road, Blue Bell Hill**

Single storey side and rear extensions and internal layout alterations

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

17. **TM/19/01684/FL – 19 Montford Road, Walderslade**

Single storey side extension

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

18. **TM/19/01737/TPOC – Taddington Wood North of Robin Hood Lane, Blue Bell Hill**

T15 Oak – Generally prune back to provide less overshadowing of proposed new dwelling

It was **Agreed** to raise **No Objection** subject to approval by the Tree Officer

19. **TM/19/01703/FL – Scout Campsite, Buckmore Park, Blue Bell Hill**

Demolition of existing stores and toilet buildings and construction of replacement facilities

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

20. **TM19/01732/FL – 200 Pratling Street, Aylesford North**

Replace existing felt flat roof with tiles on felt and battens on rafters

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

21. **TM19/01715/FL – 27 Teapot Lane, Aylesford South**

Two storey side extension and new porch to front to include associated internal alterations.

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

22. **Determinations where Parish Council raised objections**

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

TM/19/01256/TPOC – 18 Birch Crescent, Aylesford South – Silver Birch x2 – fell and Oak – fell

APC – No objection to the Silver Birch. Oak photo shows fungus, has this been inspected to confirm the need for felling. If felling is not required for fungus, the Council would object to the Oak being felled.

TMBC – Approved – The Oak is a small specimen. It also has a large, old wound on the trunk where decay has set in. Removal is quite justified.

TM/19/01156/OA – 4 Pratling Street, Aylesford North – Outline application, Redevelopment of existing site of improved access from highway. Forming one new additional dwelling on existing plot sharing new access.

APC - Objection – as the application is Backland development. Also a traffic hazard is created by the access road entrance to Pratling Street on a blind spot.

TMBC – Declines to Determine – Due to the sites location within the settlement confines and the need to consider details of design and impact on neighbouring amenity, the Council is of the opinion that, in the circumstances of the case, the application ought not to be considered separately from any of the reserved matters.

TM/19/01342/TPOC – 19 Ffinch Close, Aylesford South – Silver Birch, Remove.

APC – Strong Objection

TMBC – Refused – There is no silvicultural reason to remove the tree. The Silver Birch is considered to be a healthy attractive specimen with high visual amenity value in the street scene.

TM/19/01360/TPOC – 178 Woodlands Road, Aylesford South – Remove Cedar

APC – Strong Objection

Application withdrawn – TMBC concluded the tree is not protected by a TPO as it is an ornamental species not a native one. Therefore, no need to process the application.

Applicant – will be arranging for an appropriate Tree Surgeon to remove the tree

TM/19/01353/FL – Barn South of 12A Forstal Road, Aylesford North –

Retrospective conversion of barn into a dwelling, with single storey side extension.

APC – It was Agreed to reaffirm our previous Comment as of 3 April 2019. This area is subject to flooding. In 2018 this area became flooded when the pump failed to start

TMBC – Refused - The development would be located within a flood zone 2 and 3 and insufficient information has been provided to enable the Authority to confirm that the development is not at risk from flooding and would not unacceptably increase the risk of flood elsewhere.

23. **Enforcements – Confidential**

The Clerk reported that the following Enforcement Cases are being investigated

Papion Grove (10/06/19)

Phoenix Mews (17/06/19)
Preston Hall (17/06/19)
Gorse Crescent (01/07/19)
London Road (08/07/19)
High Street (15/07/19)
Hengist Drive (15/07/19)

The Clerk reported that the following Enforcement Cases are closed

Gorse Crescent (03/06/19)
Preston Hall (24/06/19)
Kingswood Road (08/07/19)
Maidstone Road (08/07/19)
Rochester Road (22/07/19)

24. Any Other Business

Local Plan

The Clerk reported that there have been a number of exchanges of correspondence between TMBC and the Inspector on the Local Plan. The Inspectors have instructed TMBC to carry out a Public Consultation of all the documents they have submitted since 23 January 2019. Which will commence in September.

Bellway Housing Development adjoining St. Mary's Abbey, West Malling

The Clerk has received correspondence from West Malling Parish Council regarding a Planning Appeal Hearing for the Bellway Housing Development adjoining St Mary's Abbey West Malling and asked for it to be shared with the Parish Council members. It is a proposal for up to 80 houses in the field at the corner of Lavenders Road and Swan Street. Following non-determination by TMBC the application is due to go to appeal on 20 August 2019 and West Malling Parish Council have asked other Parish's for support in their effort to protect West Malling from this application and to attend at the hearing. It was **Agreed** to support West Malling Parish Council and for the Clerk to write a letter opposing the application to the appropriate body.

Payphone Removal – Bull Lane Eccles.

Letter received from B.T. via TMBC Planning Department regarding the removal of traditional red phone boxes in community one of which is located in Bull Lane, Eccles. It was **Agreed** that there would be **No Objection** to the traditional red phone box being removed by B.T.

25. Duration of Meeting

7.30pm to 8.42pm