

AYLESFORD PARISH COUNCIL

Tuesday 6 MARCH 2018 – 7pm

PLANNING COMMITTEE MINUTES

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

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

Apologies: Cllrs Ludlow, Winnett

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1. Declarations of Interest

Cllr Mrs Gadd declared an interest in application 6. 27 Birch Crescent, as a near neighbour, and took no part in the discussion or decision.

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

2. Apologies

Apologies from Cllrs Ludlow (work commitment), Winnett (personal) were noted and reasons accepted.

3. PLANNING APPLICATIONS

1. TM/18/00088 **16 The Lindens, Aylesford South**
Single storey side extension

Parish Council Comments: No objection

2. TM/18/00241 **4 Brassey Drive, Aylesford South**
Erection of part single part two storey rear extension

Parish Council Comments: No objection

3. TM/18/00252 **Squirrells Riding School, Common Road, Blue Bell Hill**
Removal of condition 2 to allow for use of the visitor hut as a separate café facility (TM/11/02377).
Retrospective application in respect of new sand school/manege and visitor hut and proposed accessible WC and proposed floodlights

Parish Council Comments: No objection

4. **TM/18/00272 26 Locksley Close, Walderslade**

Tree work

Parish Council Comments: No objection

5. **TM/18/00274 46 Woodbury Road, Walderslade**

Tree work

Parish Council Comments: No objection

6. **TM/00303 27 Birch Crescent, Aylesford South**

Proposed rear single storey extension, first floor front extension and internal/external alterations including new roofing slates

Parish Council Comments: No objection

7. **TM/18/00333 4 Mercer Court, Walderslade**

To convert an integral garage to a study by removing the up and over door and infilling the bottom area with cavity brickwork/blockwork and the remaining area with a window to match the existing windows on the front elevation

Parish Council Comments: No objection

8. **TM/18/00367 1 Friars Avenue, Walderslade**

Proposed loft conversion consisting of re-construction of main roof with a steeper pitch and construction of pitched roof dormer in front elevation with new windows in both side elevations

Parish Council Comments: No objection

9. **TM/18/00376 21 The Avenue, Aylesford South**

Tree work

Parish Council Comments: No objection

10. **TM/18/00462 85-91, 113, 115 and 119 Tunbury Avenue, Walderslade**

Tree work

Parish Council Comments: No objection

4. DETERMINATIONS WHERE PARISH COUNCIL RAISED OBJECTIONS

TM/17/02248 – **Taddington Wood, North of Robin Hood Lane.** 5 dwelling houses and 5 detached garages.

Parish Council Comment – Overdevelopment of site TMBC Decision - Approved

5. ENFORCEMENTS – Confidential

Being Investigated: Yew Tree Close – Alleged unauthorised work.

6. ANY OTHER BUSINESS/CORRESPONDENCE

6.1 – TMBC 5 Year House/Land Supply

Clerk reported on his correspondence with Steve Humphrey at TMBC regarding the 5 year house/land supply and the new Local Plan progress.

TMBC had stated that their 2017 Annual Monitoring Report showed a shortfall of 199 dwellings in the current 5 year housing land supply within the Local Development Framework rather than in previous years which had shown a surplus. The impact of this change means that whilst planning applications will continue to be determined in the light of the adopted policies in the LDF the primary consideration will also be the contribution the development could make to the 5 year housing land supply and this consideration would outweigh any reasons for refusal.

In respect of the Local Plan, the Government consultation document ‘Planning for the Right Homes in the Right Places’ could see a further increase in the current housing need in the TMBC area over the next 20 year plan period up to 159 a year and 3260 over the 20 year period. A full and robust response to the Government has been made and overall this has delayed the timetable for the new Local Plan. Public consultation is now anticipated in the summer of 2018 with the aim to adopt the new Local Plan in 2019.

There being no further business, meeting closed at 7.20pm.