

AYLESFORD PARISH COUNCIL

Tuesday 6 November 2018

PLANNING COMMITTEE

MINUTES

Present: Cllrs Ms Dorrington (Chairman), Balcombe, Elvy, Gledhill, Homewood, Ludlow, Rillie, Shelley, Wright

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

Apologies: Cllrs Mrs Gadd, Smith, Walker, Winnett

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

2. Apologies

Apologies received, reasons noted and accepted as follows: Cllrs Mrs Gadd (holiday), Smith (holiday), Walker (TMBC meeting), Winnett (family commitment).

3. PLANNING APPLICATIONS

1. TM/18/00491 Aylesford Quarry, Rochester Road, Aylesford North

Variation of conditions relating to TM/93/00613 to provide a revised restoration and aftercare scheme and consistent noise limits for temporary operations such as restoration with those provided for TM/97/00751 for that part of Aylesford Quarry to the east of Bull Lane

Parish Council Comments: No objection

2. TM/18/00492 Aylesford Quarry, Rochester Road, Aylesford North

Variation of conditions relating to TM/97/00751 to provide a revised restoration and aftercare scheme and access arrangements for that part of Aylesford Quarry to the east of Bull Lane

Parish Council Comments: No objection

3. TM/18/01398 1 Bridge Place, Aylesford North

Demolition of garage and shed, subdivision of plot and erection of new detached four bed dwelling. Flood Risk Assessment received 3.10.18

Parish Council Comments: No objection subject to compliance with Environment Agency conditions.

4. **TM/18/02073 21 Chippendale Close, Walderslade**

Construction of a single storey side extension positioned to the western side of the dwelling and is proposed to be used as a utility room and cloakroom. Construct a single storey rear extension to extend across the entire rear elevation of the dwelling (excluding the attached garage) to enlarge the kitchen and dining room

Parish Council Comments: No objection

5. **TM/18/02130 Land South West of London Road and West of Castor Park Allington**

Outline Application: Outline permission for layout, access and scale for a residential scheme of 106 units comprising a mix of 1, 2, 3 and 4 bed dwellings (including bungalows, houses and apartments), associated access and infrastructure

Parish Council Comments: OBJECTION

(A) The development is contrary to Policy CP5 of the Tonbridge and Malling Borough Council Core Strategy as this development is located in the Mid Kent Strategic Gap which maintains the separation and separate identities of the built up areas of Maidstone and the Medway Gap.

(B) Any development at this location is premature and unnecessary at this stage before there is an agreed Tonbridge and Malling Borough Council Local Plan which will set out clearly whether this site has been allocated for development and what are the agreed and necessary infrastructure improvements required from the South Aylesford site within the proposed Local Plan.

(C) The development will lead to additional traffic movements on an already over capacity A20 which is highlighted by the traffic congestion at the traffic lights at the Beaver Road junction with the A20 which at peak times tails back to the Coldharbour roundabout and beyond to the motorway and Aylesford and the A20/Mills Road /Hall Road junction.

(D) This development will cause additional air quality issues on the edges of the existing Aylesford and Maidstone A20 AQMA's.

6. **TM/18/02190 144 Bull Lane, Eccles**

Dropped kerb to front of property

Parish Council Comments: No objection

7. **TM/18/02232 2 Vicarage Close, Aylesford North**

Removal of conservatory and garage. Proposed single storey and double storey front/side rear extension, alterations to roof to include rear dormer and alterations to front parking and boundary treatments. Amended drawings.

Parish Council Comments: OBJECTION still stands. 1. Not in keeping with the street scene of the estate. 2. The increase in the size of the property is significant and not reasonable in this area.

8. **TM/18/02263 Brookvale, 267 Maidstone Road, Blue Bell Hill**

Erection of garage

Parish Council Comment: OBJECTION

1. The development is too large and is out of proportion with the whole site.

2. The development is a workshop more than a garage and could become an industrial site.

3. This development is backland development appearing to introduce an industrial use on a residential site.

9. **TM/18/02273 Taddington Wood North of Robin Hood Lane, Blue Bell Hill**

Reserved matters application pursuant to various conditions re outline planning permission TM/17/02248 for 5 dwelling houses and 5 detached garages with associated parking, turning areas and landscaping

Parish Council Comments: Noted but our OBJECTION stands that this is an overdevelopment of the site.

10. **TM/18/02315 Scout campsite, Buckmore Park, Maidstone Road, Blue Bell Hill**

Demolition of existing storage and toilet buildings and construction of replacement facilities. Permanent stationing of buildings noted as Site Office, Ingle Nook & Wynne Brook approved under temporary approval TM/15/03610 and relocation of Woodland Management Containers

Parish Council Comments: No objection

11. **TM/18/02316 17 Holtwood Avenue, Aylesford South**

Proposed detached oak framed double open bay garage on driveway

Parish Council Comments: No objection

12. **TM/18/02319 16 Papion Grove, Walderslade**

Sweet chestnut trees, cut back overhanging branches from the garden at 24 Papion Grove

Parish Council Comments: No objection

13. **TM/18/02402 Denmark House, Forstal Road, Aylesford North**

6000mm x 3000mm (48 sheet) double sided advertising board with down lighting strip to be installed across top of the board. Full height of board to be 4800mm, including 1800mm clearance of existing palisade fence

Parish Council Comments: No objection

14. **TM/18/02404 Denmark House, Forstal Road, Aylesford North**

Section 73 application. Variation on condition 2 (hours) pursuant to TM/18/00188 (Demolition of existing industrial premises and redevelopment of new industrial premises)

Parish Council Comments: No objection

15. **TM/18/02415 25 Holtwood Avenue, Aylesford South**

9 no. sweet chestnuts to coppice; 1 no pine to coppice

Parish Council Comments: No objection

16. **TM/18/02422 26 Papion Grove, Walderslade**

Demolition of existing conservatory and base and erection of a single storey rear extension with flat roof, parapets and lantern skylight

Parish Council Comments: No objection

17. **TM/18/02453 4 Sedley Close, Aylesford South**

Two storey side extension. Existing French doors replaced with bi-fold doors in enlarge opening

Parish Council Comments: No objection

18. TM/18/02459 **19 Chippendale Close, Walderslade**
Proposed loft conversion with dormers and raising existing roof height

Parish Council Comments: No objection

19. TM/18/02482 **12 Papion Grove, Walderslade**
1 no hornbeam, fell; and 1 no oak, fell

Parish Council Comments: OBJECTION to removal of oak, this is a good healthy specimen. Would suggest raising crown and removal of dead wood. No objection to felling of hornbeam.

20. TM/18/02500 **477 Station Road, Aylesford South**
Erection of rear conservatory

Parish Council Comments: No objection

21. TM/18/02508 **Phoenix House, Forstal Road, Aylesford North**
Details of conditions relating to TM/17/00964 – Erection of 12 no. 3 storey townhouses

Parish Council Comments: No objection. Pleased to see Public Footpath included in the new plans.

22. TM/18/02536 **7 Orchard Avenue, Aylesford South**
Single storey rear extension. Demolition and replacement of front porch

Parish Council Comments: No objection

23. TM/18/02538 **80 Salisbury Road, Blue Bell Hil**
Replacement dwelling, new dwelling to be located over existing basement left derelict following a fire to main original house. With existing detached garage block to remain as built and part of the proposed new dwelling

Parish Council Comments: No objection

24. TM.18.02551 **2 Valley Rise, Walderslade**
Remove 2 x silver birch and replant with more manageable trees in front garden

Parish Council Comments: OBJECTION. These trees are well away from house and no indication has been given of damage to house.

25. TM/18/02567 **184A Robin Hood Lane, Walderslade**
Tree work

Parish Council Comments: No objection

26. TM/18/02587 **Unit 11, Wood Close, Quarry Wood Ind Estate, Aylesford South**
Increase the height of the loading bay to the right hand side of the front elevation (retrospectively)

Parish Council Comments: No objection

4. DETERMINATIONS WHERE PARISH COUNCIL RAISED OBJECTIONS

No report to this meeting.

5. ENFORCEMENTS – Confidential

Enforcement Case Requested:

Rochester Road, Aylesford

Enforcement Case Being Investigated: No report to this meeting.

Enforcement Cases Closed:

Chatham Road, Blue Bell Hill

Papion Grove, Walderslade

6. TMBC DRAFT LOCAL PLAN CONSULTATION

Clerk update on Aylesford Parish Council's response to local plan. Deadline 19 November 2018.

Following Members comments at the additional Planning Committee held on 23 October 2018, the draft response for consideration by Members will be available and sent out on Friday 9 November for discussion and agreement at the next additional meeting of the Planning Committee to be held on Tuesday 13 November at 7.30pm in the Parish Office. The Clerk was thanked for his work on this matter.

Cllr Ludlow reported that the Eccles Action Group are drafting a response letter to be distributed to all households, suggesting it be signed and forwarded to TMBC. The Clerk confirmed that he has met with the Chairman of the Group and made suggestions regarding the wording of the letter. The EAG are meeting tomorrow (7 November) to finalise the letter before distribution.

7. ANY OTHER BUSINESS/CORRESPONDENCE

There being no further business, meeting closed at 8.25pm.