

AYLESFORD PARISH COUNCIL
Tuesday 6 September 2016

PLANNING COMMITTEE
MINUTES

Present: Cllrs Wright (Chairman), Base, Ms Dorrington, Mrs Gadd, Gledhill, Hammond, Jones, Mrs Phibbs, Rillie, Shelley, Smith, Winnett,

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

Apologies: Cllrs Balcombe, Mrs Brooks, Elvy, Homewood, Walker

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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 and the reasons given were noted and accepted.

Cllrs Balcombe (holiday), Mrs Brooks (care of elderly relative), Elvy (holiday), Homewood (KCC meeting), Walker (bereavement).

3. PLANNING APPLICATIONS

1. TM/16/01517 Phoenix House, Forstal Road, Aylesford North

Erection of 12 no. 3 storey townhouses on vacant site. 3 no. units to be affordable housing, including change of use status. Revised plans showing alterations to visual splay at the entrance, classification of distance to side boundary and amendment to description, confirming town houses.

Parish Council Comments: No objection. It would be useful if the access path on the western side of this development was made available for public access to the towpath. There has been access in the past to the river – see drawing no. PHA/101.

TM/16/01916 Former Bridgewood Service Station, 459 Maidstone Road, Blue Bell Hill

Five 5 bed houses and four 3 bed apartments. Revised set of drawings.

Parish Council Comments: No objection

TM/16/02000 Former Bridgewood Service Station, 459 Maidstone Road, Blue Bell Hill

Details of conditions 6.2 (meter boxes), 7 (parking) and 13 (slab levels) Revised drawings

Parish Council Comments: No objection

TM/16/02041 54 Mackenders Lane, Eccles

Part 2 storey part single storey side extension with front canopy and rear conservatory
Amended proposal description

Parish Council Comments: No objection (already sent in order to meeting deadline)

TM/16/02048 **12 Birch Crescent, Aylesford**
Sweet chestnut tree work

Parish Council Comments: No objection

TM/16/02050 **Aylesford Business Centre, 17 High Street, Aylesford North**
Details of condition 5 (culvert under property) pursuant to TM/12/01762 (conversion of property to 8 self contained residential units

Parish Council Comments: Objection. Insufficient details on a very basic drawing. We need to see an assurance that the culvert will be built to Environmental Agency requirements. It is an important part of the village flood protection scheme.

TM/16/02206 (2 applications) **Former Bridgewood Service Station, 459 Maidstone Road, Blue Bell Hill**

Details of conditions 5 (landscaping) and 10 (land contamination). Revised drawings

Parish Council Comments: No objection

TM/16/02258 **Site of Former Upper Bell, 1 Chatham Road, Blue Bell Hill**
Residential development – apartment block housing 13 no. flats (9 x 2 bed units and 4 x 1 bed units) and 4 no semi detached houses (4 x 4 bed units) together with associated access, car parking and amenity facilities

Parish Council Comments: Objection. This proposed development is far too big for the size of the plot, and does not provide enough space for parking. Also the design is not in keeping with the surroundings in the area.

TM/16/02270 **Land Adjacent to 1 Mackenders Close, Eccles**
Erection of a 2 storey dwelling with rooms in the roof

Parish Council Comments: No objection

TM/16/02276 **Woodland to rear of 28 Oaks Dene, Walderslade**
Cherry trees works

Parish Council Comments: No objection but would comment that the site location map is very vague.

TM/16/02315 **225 Woodlands Road, Aylesford South**
Tree works

Parish Council Comments: No objection

TM/16/02332 **10 Walsham Road, Walderslade**
Tree works

Parish Council Comments: No objection despite no site plan included

TM/16/02368 **Pets at Home, Unit 7, South Aylesford Retail Park**
4 x internally illuminated fascia signs

Parish Council Comments: No objection

TM/16/02384 **Sainsburys, Mills Road, Aylesford South**
Input of a Timpsons pod

Parish Council Comments: No objection

TM/16/02386 **5 Empress Road, Aylesford South**
Revised details re condition 7 (landscaping) relating to area of hardstanding

Parish Council Comments: No objection

TM/16/02414 **Unit 18, Lake Road, Aylesford South**
Change of use from B1/B8 to B2 general industrial and exhaust flues for water based extraction spray rooms (retrospective)

Parish Council Comments: No objection

TM/16/02453 **The Orchard, 97 Mackenders Lane, Eccles**
Proposed extensions and alterations to the roof

Parish Council Comments: No objection

TM/16/02465 **Hawthorns, The Downs, Blue Bell Hill**
Detached single garage

Parish Council Comments: No objection

TM/16/02471 **20 Bridge Place, Aylesford South**
Garage conversion and single storey rear extension

Parish Council Comments: No objection

TM/16/02472 **2 Bridge Place, Aylesford South**
Conversion of garage to living accommodation, together with installation of a front bay window

Parish Council Comments: No objection

TM/16/02488 **24 Gorse Crescent, Aylesford South**
Replace existing hung tiles to the upper front façade with 100mm thermal insulation and white PVC cladding. Replace flat felted roof on partially integrated garage with a pitched/tiled roof extending above the front entrance and further extended over the front/ground window as a complementary canopy

Parish Council Comments: No objection

TM/16/02572 **36 Warren Road, Blue Bell Hill**
Demolition of outbuildings and conservatory with a new side extension and recladding of entire building

Parish Council Comments: No objection

TM/16/02586 **19 Oaks Dene, Walderslade**
Oak to be pruned, to remove branches from overhanging large oak outside of fence and remove cherry tree

Parish Council Comments: No objection but no location plan is included

TM/16/02589 **39 Holtwood Avenue, Aylesford South**

Sweet chestnut to coppice, sweet chestnut to remove 2 x large branches overhanging garden

Parish Council Comments: No objection

TM/16/02590 **409 London Road, Aylesford South**

Tree works

Parish Council Comments: No objection

TM/16/02606 **Bunyards Farm, London Road, Allington, Aylesford South**

Reserved matters relating to layout, appearance and landscaping re TM/14/02931 erection of dwellings

Parish Council Comments: No objection

4. DETERMINATIONS DIFFERING FROM PARISH COUNCIL COMMENTS

TM/16/00479 **247 Robin Hood Lane, Blue Bell Hill**

Demolition of bungalow and replacement with one and a half storey/two storey eco-home.

APC objection – visual impact alongside existing properties is poor. TMBC decision Approved.

TM/16/00931 **20 Roman Close, Blue Bell Hill**

Tree works. APC objection. TMBC decision Approved

TM/16/01311 **Holtwood Farm Farm, London Road, Aylesford South**

Permanent retention of fish van. APC objection due to residents' complaints re smell and noise.

TMBC decision Approved.

TM/16/01799 **50 Mackenders Lane, Eccles.** Construction of single one bed dwelling. APC

objection overdevelopment and traffic implications. TMBC decision Approved.

5. ANY OTHER BUSINESS/CORRESPONDENCE

5.1 – Planning enforcement – 3 Belgrave Street, Eccles. TMBC response. No evidence to suggest that a material change in use has occurred in planning terms. No further action.

5.2 – Planning Enforcement – 12 Chippendale Close, Walderslade. TMBC investigating.

There being no further business, meeting closed 7.58pm