

AYLESFORD PARISH COUNCIL

Tuesday 6 December 2016

PLANNING COMMITTEE MINUTES

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

In attendance: Mrs Collier, Deputy Clerk

Apologies: Cllrs Base, Mrs Brooks, Hammond, Homewood, Mrs Phibbs, Walker

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

2. Apologies – Noted and reasons accepted as follows:

Cllrs Base, Hammond, Walker (TMBC meeting)
Cllr Mrs Brooks (care of elderly relative)
Cllr Homewood (KCC meeting)
Cllr Mrs Phibbs (personal)

3. PLANNING APPLICATIONS

1. TM/16/03011 **52 Hallsfield Road, Blue Bell Hill**
Demolish existing dwelling and rebuild with two storey 4 bed replacement dwelling.
Additional information – Acoustic report

Parish Council Comments: No objection

2. TM/16/03025 **Aylesford Newsprint, Bellingham Way, Larkfield/Aylesford**
Outline application for mixed use development

Response required by TMBC in February. Following his review of the application Clerk has suggested questions be asked of TMBC. Cllr Balcombe to report on the discussion meeting held with Ditton Parish Council.

Cllr Balcombe reported on a joint meeting held with Aylesford, Ditton and East Malling & Larkfield Parish Council representatives.

There was general agreement that the Newsprint site should remain an 'employment area' with no residential development. The main area of concern continues to be the likely traffic implications, particularly along the A20.

The meeting then diverted from discussing the Newsprint site in isolation to discussion on the TMBC Draft Local Plan and general traffic issues, particularly that the Plan does not address the traffic issues not yet fully assessed from new residential developments in the area already agreed.

The 3 Parish Councils agreed that a meeting with TMBC be requested to address all these issues before each Parish Council formally responds to the Newsprint application. This meeting has now been arranged for 12 January.

Members then considered the questions drafted by the Clerk (attached at **Appendix A**) to go to TMBC for answers before the Aylesford Parish Council submit their comments on the formal planning application TM/16/03025 Aylesford Newsprint site. They were in agreement with the whole document but asked that the Clerk also shows EM&Larkfield and Ditton PCs the questions and informs them of the answers we receive from TMBC. Members stated they considered it important that the three Parish Councils present a united front to TMBC and suggested a pre-meeting before the 12 January. Cllr Balcombe stated that this has been muted and will be arranged.

Action Clerk

It is envisaged that the APC formal response to the Newsprint application will be agreed at Planning on 7 February. However Members agreed that if necessary a special meeting of the APC Planning Committee be called to consider this application alone.

3. TM/16/03166 **251 Woodlands Road, Aylesford South**
Tree works

Parish Council Comments: No objection

4. TM/16/03167 **5 Sheraton Court, Walderslade** (2 applications)
Single storey rear extension and alteration to windows on side and front elevation.

1. Amendment to proposed roof design from eaves to parapet wall.

Parish Council Comments: (Already sent to meet deadline) – No objection.

2. Amended drawing received

Parish Council Comments: No objection

5. TM/16/03184 **17 Gorse Crescent, Aylesford South**

Extensions to create a first floor including front and rear dormer windows and associated works
Amended plans

Parish Council Comments: We reiterate our Strong Objection to this application. Residents have strong objections as neighbours would be over-shadowed by this building. There is a lack of bungalows in the area. Proposal is still out of keeping with the street scene.

6. TM/16/03220 **102 Station Road, Aylesford South**

Erection of wooden corner shed and demolition of precast concrete garage

Parish Council Comments: No objection

7. TM/16/03241 **Land behind 35 and 36 Oaks Dene, Walderslade**

T1 – hornbeam, cut back to boundary. T2 – beech, fell to ground level. T3 – elder, fell to near ground level. T4 – common ash, fell to near ground level. T5 – wild cherry, cut back to boundary. T6 – hornbeam, fell to near ground level. T7 – hornbeam, fell to near ground level. T8 – common ash, cut back to boundary. T9 – prunus, fell to near ground level and T10 – hornbeam, fell to near ground level.

Parish Council Comments: Objection to the felling of T2 and T3. Also objection to felling of others to near ground. They should only have overhangs trimmed. All these trees are part of the valued woodland in the area.

8. TM/16/03357 **74 Queenswood Road, Kits Coty, Blue Bell Hill** (2 applications)

1. Removal of existing asymmetrical roof structure and raising the eaves to the north elevation, conversion of existing garage to provide additional habitable rooms to the ground floor level, formation of new single and double-storey rear extension complete with feature glazing and glazed roof windows, formation of new entrance porch, relocation of existing summer house and formation of new flat-roofed plant room to service existing outdoor swimming pool

Parish Council Comments: No objection

2. Amended plans received showing en-suite window to side elevation

Parish Council Comments: No objection

9. TM/16/03374 **Land at Roman Close, Blue Bell Hill**

Fell silver birch to ground level, remove heavy extended limb of Ash tree and raise the crown over parking area on adjacent Ash

Parish Council Comments: Objection. We do not understand the logic or reasons for the removal of these trees.

10. TM/16/03420 **20 Birch Crescent, Aylesford South**

Tree work

Parish Council Comments: No objection

11. TM/16/03450 **26 Gorse Crescent, Aylesford South**

Proposed single storey rear extension and new front porch with new roof over existing garage

Parish Council Comments: No objection

12. TM/16/03478 **Former Bridgewood Service Station & Workshop, 459 Maidstone Road, Blue Bell Hill**

Details of conditions (samples and colour) re TM/15/00494 – Demolition of existing workshop and erection of 6 apartments and 3 houses with associated landscaping and formation of new access road to dwellings

Parish Council Comments: No objection

13. **TM/16/03520 185 Tunbury Avenue, Walderslade**
To reduce lowest western limb of cedar tree to a length of 6m.

Parish Council Comments: No objection

4. DETERMINATIONS DIFFERING FROM PARISH COUNCIL COMMENTS

No report to this meeting.

5. ANY OTHER BUSINESS/CORRESPONDENCE

1. **TM/16/00797 – Taddington Wood, Blue Bell Hill**
5 houses with garages. TMBC refused. Appeal made. *Noted.*

There being no further business, meeting closed at 8.00pm.