



Aylesford Parish Council

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To All Members of the Planning Committee

You are summoned to attend a meeting of the Planning Committee to be held at Aylesford Parish Council Offices, on **Tuesday 5th November 2024**, commencing at 7:15pm

All Meetings are open to members of the public to observe.

AGENDA

1. Apologies

2. Declarations of Interests

3. Minutes of the last meeting held on Tuesday 8th October 2024.

4. Planning Applications

4.1 24/01498 – 8 Valley Rise, Walderslade

Large cherry tree alongside the rear fence situated in the back garden of 8 Valley Rise (within a TPO area). Works required; to raise the canopy by removing 3 lower branches to the right side of the trunk (as recommended by tree surgeon). This will raise the canopy to approx 18ft. Standing in Group W7 of Tree Preservation Order

4.2 24/01505 – Unit 1, Wood Close, Quarry Wood Industrial Estate, Aylesford South

Non-Material Amendment to planning permission 21/02122/FL - Series of amendments including the following:

Site: Tool store relocation - Pedestrian crossing moved - Bollards at site entrances omitted and replaced by bi-folding gates.

Land Rover new building: Internal showroom layout updated - North elevation glazing extended by 1200mm - Customer entrance moved along west elevation - Showroom vehicle access doors moved to west elevation - One window and one door omitted along west elevation and East elevation window increased in length.

4.3 24/01569 – 25 Gorse Crescent, Aylesford South

T1 - Gleditsia - Reduce overall height by approx 30%.

Reason - The tree is becoming too large for the location, causing excessive overshadowing. Standing in Woodland W1 of Tree Preservation Order

4.4 24/01579 – Land South of Barming Station and East of Hermitage Lane, Aylesford South

Non-Material Amendment to planning permission TM/24/00055/PA to remove the provision of First Homes from Phase 2 (Phase 2 will deliver a 52% Social Rented / 48% Shared Ownership affordable mix (31 Social Rented units and 30 Shared Ownership units))

4.5 24/01583 – Land South of Barming Station and East of Hermitage Lane, Aylesford South

Non-Material Amendment to planning permission TM/23/01069/RM to remove the provision of First Homes from Phase 1 (Phase 1 will still deliver a 70/30 affordable mix (social rent / shared ownership))

4.6 24/01561 – 43 Marston Close, Walderslade

Extending the existing dormer and converting the existing loft space into a habitable living area with the addition of a dormer to the front, and the construction of a new front porch.

4.7 24/01614 – 88 Common Road, Blue Bell Hill

Proposed new gabled roof to create first floor bedrooms and bathroom and proposed rear extension and alterations.

4.8 24/01554 – 14 Falkland Place, Walderslade

Lawful Development Certificate Proposed: Dropped kerb and construction of driveway

4.9 24/01623 – Development site Eastern part of Former Aylesford Quarry, Rochester Road, Aylesford North

Continuation of temporary vehicle storage until 31st December 2025

4.10 24/01633 – 257 Robin Hood Lane, Walderslade

Application to discharge condition 1 (species and siting of replacement tree) and condition 2 (notification of when the treatment has been/will be undertaken) of TM/24/00039/PA

4.11 24/01664 – 112 Tunbury Avenue, Walderslade

Proposed erection of one detached self-build house with associated landscaping, parking and access

4.12 24/01677 – Scouts Training Centre, Buckmore Park, Maidstone Road

Felling License Consultation: Felling of Coppice, Thinning and Regeneration Felling of 29 compartments as specified

4.13 24/01686 – The Quay Pottery, 71 High Street, Aylesford North

Proposed outbuild/workshop

4.14 24/01670 – 33 Hill Chase, Walderslade

Proposed construction of a work from home outbuilding in the rear of the garden

4.15 24/01665 – 183 Tunbury Avenue, Walderslade

Fagus sylvatica (Copper Beech), labelled as 1) on Sketch plan -Remove. This Tree has Fungus at base of tree. Meripilus giganteus is a polypore fungus in the family Meripilaceae. It causes a white rot in various types of broadleaved trees, particularly beech (Fagus). Once a tree becomes infected by the Meripilus giganteus fungus, it cannot be controlled and, eventually, felling the tree in the interest of safety becomes the only solution.

No plans to replant, Customer already has at least 2 other Large Trees with TPOs on property to maintain. Customer would like part of stump to remain, maybe to 7 ft if possible.

Tree is positioned in the center of gravel driveway, shared by neighbour, but belongs to customer. T14 of Tree Preservation Order

4.16 24/01684 – Land Rear of Trinity Court, Rochester Road, Aylesford North

T1 -1x Conifer, located to rear of the property on raised gardens- Reduce all aspects by 3m leaving a finished natural shape- Remove all visible deadwood

T2- 1x Maple, located to rear of the property on raised gardens - Reduce all aspects by 3m leaving a finished natural shape- Remove all visible deadwood

Justification - this is part of planned ongoing maintenance of the trees in question and to avoid the tree becoming unmanaged impacting on the nearby buildings and posing a risk to nearby vulnerable residents.

4.17 24/01675 – 547 Maidstone Road, Blue Bell Hill

Lawful Development Certificate Proposed: Dropped kerb and removal of current parking space on the road

4.18 24/01698 – 44 Marston Close, Walderslade

1x Hornbeam (applicant ref: T1) Fell to ground level, due to poor health at the base of the tree. Standing within Woodland W2 Tree Preservation Order

4.19 24/01711 – 243 Woodlands Road, Aylesford South

Proposed erection of a first-floor rear extension on top of an existing rear extension with part garage conversion into utility area.

5. Any Other Correspondence

mRandall

Melanie Randall
Clerk & Responsible Financial Officer

Date: 31st October 2024