

REPORT TO AYLESFORD PARISH COUNCIL 11th June 2024

By the Tonbridge and Malling Borough Councillors for

**Aylesford North and North Downs Ward
Councillors Dave Davis, Alex McDermott and Roger Dalton**

**Aylesford South and Ditton Ward
Councillors Rob Cannon, Steve Hammond and Colin Williams**

**Walderslade Ward
Councillor Des Keers**

ALL WARDS ITEMS

GENERAL ELECTION

1. There is the General Election on the 4th July and because of this there is a considerable reduction in the number of TMBC meetings that members will be involved in until then. This will require an accelerated programme of meetings for members over the summer to catch up. The normal officer functions will continue although they will have to plan and deliver a very demanding election process.
2. The Conservatives have selected their General Election candidate in the Chatham and Aylesford seat . He is Nathan Gamester.

AGILE

3. There has been no change since our last report.

AYLESFORD NORTH & NORTH DOWNS ISSUES

4. Planning Applications TM/24/00638/PA & 24/00612/PA

- a. **TM/24/00638/PA** MILL HALL DEPOT, MILL HALL, AYLESFORD, ME20 7JN.
Hybrid planning application for the following development: outline permission for the construction of up to 74 no. dwellings with all matters reserved except for means of access and full detailed permission for the conversion the former Goods Shed to 4 no. residential dwellings including parking, access and associated works
- b. **24/00612/PA.** MILL HALL DEPOT, MILL HALL, AYLESFORD, ME20 7JN.
Listed Building Application: Conversion of the Goods Shed to four residential dwellings.

5. These two applications are linked and are in the same project area. We have put in a request that they are called into Area 3 Planning Committee on the following grounds:

- a. Firstly, there are 78 dwelling on just 1.2 hectares of land. The buildings seem to be 13 houses 35, flats 4 apartments in listed buildings and 26 unspecified accommodation units. Is this over development?
- b. Secondly, given 113 parking spaces for 78 accommodation units does this meet IGN 3 for what should be classified as a rural village?

c. Thirdly, the access to the site is severely restrained by the railway level crossing on the Strood to Tonbridge line. The Castledene HGVs depart a few at a time over the course of the working day. The cars from this development and Kings Crescent & Friars View may be disgorging many cars across the crossing at peak morning and evening times leading to a lot of cars waiting on Station Road for a long time.

d. Finally, we note the proximity to the site's access to Station Road and the new access on Station Road to the Panattoni Site and on to Larkfield.

ENFORCEMENT ACTIONS IN PROGRESS

Nursery Rochester Road Aylesford

6. No change on this report since last month. The planning application TM/23/01072/FL. Proposed change of use of land, on Rochester Road, Aylesford, from a nursery (plants) to mixed equestrian and a holiday park comprising 7 mobile homes, 4 serviced camper van places and a recreational area. This application has been appealed and is now with the Planning Inspectorate. All other enforcement action must wait for the outcome of that appeal.

Land Rear of Mackenders Lane Eccles Aylesford Kent

7. There is a farm building that has been built in the last few months but that now is understood to be complete. It is a building for farm use such as storing farm machinery in. This building is permitted development.

8. There is also a caravan on site that is been occupied during the period of construction of the permanent building above. There was an officer visit in May but another one will be required and this is programmed in the week starting 10th June.

Land On Former Scout Camp Warren Road

9. Another prosecution is now pending and hopefully this will happen before the end of the year.

Land North of Lower Warren Road and East Of Warren Road

10. As you know there have been 3 applications for the land:

- a. 20/01125/FL - Extension to existing stables - Approved
- b. 20/01845/RD - Drainage conditions for above - - Approved
- c. 22/00417/NMA - Addition of windows change of openings - Refused 25 Mar 22.

11. The last application resulted in two Enforcement Notices being served on 14th April 22 to two different people for the same reasons. This in turn led to two appeals to the Planning Inspectorate.

12. The appeal decision has come in with the Enforcement Notices upheld with a slight variation. This means their appeal has been dismissed and they must still carry out all necessary internal and external works so that the stable building is in accordance with the terms and conditions of approved planning permission TM/20/01125/FL. The 2-month compliance period, which will have been held in abeyance until the date of the appeal decision, means the new deadline is now 22 July. A compliance check will be arranged once this deadline has elapsed and before the case is closed.

13. Technically that does not mean that he can't live on the site but all the work to make it habitable must stop and be rectified.

AYLESFORD SOUTH AND DITTON

Planning Application TM/24/00675/PA.

14. Rob, Steve and Colin have called-in Application 24/00675/PA in respect of a 50 residential unit retirement home with associated communal facilities, parking, landscaping, access and associated works to be situated on land south of St Andrew Close, Royal British Legion Village.

15. Their concerns include the unsuitable access road, the design and overbearing nature of the proposed development on a small parcel of land and the loss of a well-used green space.

WALDESLADE WARD

16. There are no specific Aylesford South and Ditton items to report this time.