

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 2<sup>nd</sup> July 2024 at Aylesford Parish Office, Aylesford

**Present:** Councillors Smith (Chairman), Balcombe, Mrs Birkbeck, Ms Dorrington, Fuller, Mrs Gadd, Gledhill, Mrs Ogun, Rillie, Sharp, Shelley and Sullivan.

**In Attendance:** Melanie Randall (Clerk)

**Apologies:** Councillor Chapman, Mrs Eves, Ludlow, Ms Oyewusi and Walker

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#### 1. Apologies for Absence

Apologies for Absence from Councillor Chapman, Eves, Ludlow, Ms Oyewusi and Walker and the reason for absence agreed.

#### 2. Declarations of Interest

There were no declarations of interest additional to those contained in the Register of Members.

#### 3. Minutes of the last meeting held on Tuesday 4<sup>th</sup> June 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 4<sup>th</sup> June 2024 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 24/00880 - 2-4 Forstal Road, Aylesford North

Retention of existing cafe and part change of use to a dog grooming salon to the rear

It was **Resolved** to raise **No Objection**

##### 4.2 24/00890 - Land South of Hermitage Court, Hermitage Lane, Aylesford South

Details of conditions 3 (slab levels) and 4 (demolition and construction management) submitted pursuant to planning permission TM/23/03094 (Construction of Community Diagnostic Hub together with access, parking and associated works.)

It was **Agreed** to note the Condition

#### **4.3 24/00892 - Land South of Hermitage Court, Hermitage Lane, Aylesford South**

Non- Material Amendment to planning permission TM/23/03094 to allow minor level changes

It was **Agreed** to note the Condition

#### **4.4 24/00899 - 94 Teapot Lane, Aylesford South**

Single storey rear extension and first floor side extension

It was **Resolved** to raise **No Objection**

#### **4.5 24/00912 - Unit 2, Newsprint Avenue, Panatonni Park, Aylesford South**

Details of condition 6 (External Materials) pursuant to Planning permission 20/01820/OAEA - Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks

It was **Agreed** to note the Condition

#### **4.6 24/00915 - 6 Finch Close, Aylesford South**

Single storey rear extension

It was **Resolved** to raise **No Objection**

#### **4.7 24/00932 - Land rear of Woodbury Road Walsham Road and Falkland Place, Walderslade**

3 x Sweet Chestnut, (T1, T2 and T3 applicant reference) Remove lower epicormic growth to approximately 5 metres and reduce tree back to its original points as creating excessive shading and the epicormic growth is touching the house. Standing in W6 of TPO

It was **Resolved** to raise **No Objection**

#### **4.8 24/00884 - 6 Tavistock Close, Walderslade**

T1 (Applicant's ref.) Lawsons cypress tree, reduce height by approximately 2.5m to height of previous cut points approximately 3-4m above ground level and trim side back as hard as possible whilst retaining green foliage removing approximately 0.5 -1m of growth. Reason for the work is routine maintenance to retain trees whilst stopping them out growing their confined location. Standing in group W6 of Tree Preservation Order.

It was **Resolved** to raise **No Objection**

#### **4.9 24/00938 - 17 Sycamore Drive, Aylesford South**

Non- Material Amendment to planning permission TM22/01868/FL: extension reduced in depth from 4300mm to 3375mm

It was **Agreed** to note the Condition

#### **4.10 24/00885 - South of London Road and East of, Hermitage Lane, Aylesford South**

Non - Material Amendment to planning permission TM/22/00076/RM to amend the list of approved plans and documents of the Reserved Matters decision notice, as a result of amendments to the Western portion of the site, including removing garages from the Norbury house-type and repositioning of some of the house types within the layout.

It was **Agreed** to note the Condition

#### **4.11 24/00929 - Development Site Bushey Wood Phase 1, Bull Lane, Eccles**

Non-Material Amendment to Planning Application TM/22/00113/OAEA to amend conditions attached to outline planning permission

It was **Agreed** to note the Condition

#### **4.12 24/00931 - 45 Birch Crescent, Aylesford South**

Erection of pagoda over replacement front gates (resubmitted)

It was **Resolved** to raise **No Objection**

#### **4.13 24/00979 - 40 Holtwood Avenue, Aylesford South**

T1 (applicant reference) - Sycamore - Reduce overall crown by approx. 30% due to excessive debris and overshadowing. T2 (applicant reference) - Silver birch - Reduce height only, by 2-3m, to prevent the tree becoming too large then requiring excessive works. Standing in W1 of TPO.

It was **Resolved** to raise **No Objection**

#### **4.14 24/00942 - 11 Birch Crescent, Aylesford South**

1 x Conifer in front of property (agent's ref. T1 - circled on plan) - Dismantle to ground level. Replant with native woodland species during the next planting season. Area 1 of Tree Preservation Order

It was **Resolved** to raise **No Objection**

#### **4.15 24/00900 - 5 Vicarage Close, Aylesford North**

Prior Notification for Larger Home Extension (Part 1 Class A): Single storey rear extension to a depth of 6.00m, maximum roof height of 3.13m, and eaves height of 2.87m

It was **Resolved** to raise **No Objection**

#### **4.16 24/00895 - 11 Ffinch Close, Aylesford South**

Field Maple, T1 (applicant's ref.), 30% overall crown reduction and removal of limb indicated in email received 14.6.2024, Branches close to my property roof, allow more light into my garden. Standing in area W1 of Tree Preservation Order 64/00021/TPO. Chestnut, T2 (applicant's ref.), 30% overall crown reduction to allow more light into gardens. Standing in area W1 of Tree Preservation Order 90/10298/TPO. Oak, T3 (applicant's ref.), 30% overall crown reduction to allow more light into gardens. Standing in area W1 of Tree Preservation Order 90/10298/TPO. Oak, T4 (applicant's ref.), 30% overall crown reduction to allow more light into gardens. Tree standing to the south of 8 Ffinch Close, not within garden. Standing in area W1 of Tree Preservation Order 90/10298/TPO.

It was **Resolved** to raise **No Objection**

#### **4.17 24/01001 - Unit 2, Newsprint Avenue, Panattoni Park, Aylesford South**

Details of conditions 17 (surface water drainage) & 29 (foul and surface water sewerage disposal) pursuant to Planning permission TM/20/01820/OAEA Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks

It was **Agreed** to note the Condition

#### **4.18 KCC/TM/0074/2024 - Household Waste Recycling Centre, Laverstock Road, Allington**

Section 73 application to amend the location of the re-use building, canopy and car parking, the installation of three storage containers and a first aid cabin, together with associated changes to the site layout,

It was **Resolved** to raise **No Objection**

### **5. Planning Appeal – Land Opposite 266 and South East of Rochester Road**

An appeal has been made to the Planning Inspectorate for the proposed change of use of land from a nursery (plants) to mixed equestrian and a holiday park comprising 7 mobile homes, 4 services camper van places with recreational area. **Noted**

### **6. Proposed Street Names - Land South of Barming Station and East of Hermitage Lane**

It was **Resolved** not to Approve the following

Peartree Road

Ducksbarn Lane (they suggest Duck Lane)

Orcas Street

Orient Street

Crimson Vale

Magness Avenue

Moorcroft Street (although they wouldn't mind Moorcroft Road)

Corella Street

Starkrimson Lane

All the other suggestions they were fine with, the members have asked me to mention that they did not like anything that mentioned 'Street' as it feels too commercial

## **7. Proposed Street Names – RBLI Centenary Village, Hermitage Lane, Aylesford**

It was **Resolved** to Approve the suggested Street Names.

## **8. A229 Blue Bell Hill Junction Improvement Scheme**

This scheme was discussed, and a Public Consultation was carried out in 2020. A number of points were made, and it was **Agreed** that the Parish Council will discuss this in more detail when there is opportunity to do so.

**Closed**

## **9. Any Other Correspondence**

The Clerk informed members she had received an invitation to the opening of Winchester House Care Home on Thursday 11 July 2024 from 12:30pm – 2:30pm. All Councillors are invited and the Clerk asked that anyone who would like to attend let her know by the 6 July 2024.

The Clerk informed those present that the council has an outstanding tree application on a Field Maple tree that sits in front of Aylesford Football Club Pavilion whereby some branches need lifting/removing to give a 2.5m clearance over the roof. She has received a letter from TMBC that states the planning service is receiving a high number of applications and are experiencing changes to staffing and there could be a delay in determining this application up to 26 August 2024.

## **10. Duration of Meeting**

7.15pm to 7.45pm