

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 3rd September 2024 at Aylesford Parish Office, Aylesford

Present: Councillors Smith (Chairman), Balcombe, Chapman, Craig, Ms Dorrington, Mrs Eves, Fuller, Mrs Gadd, Ludlow, Rillie, Sharp, Shelley, Sullivan and Walker.
Melanie Randall (Clerk)

1. Apologies for Absence

Apologies for Absence from Mrs Birkbeck, Mrs Ogun and Ms Oyewusi, 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 except Councillor Mrs Eves declared an interest in item 4.6 as she was instrumental in getting the land cleared and took no part in the discussion or decision.

3. Minutes of the last meeting held on Tuesday 6th August 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 6th August 2024 be approved as a correct record and signed.

4. Planning Applications

4.1 24/01080 – 30 Warren Road, Blue Bell Hill

Proposed two storey side extension and front second floor extension

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

4.2 24/01176 – 17 Russett Close, Aylesford South

1 x Dead Weeping Willow (shown in applicants photos) - Remove. Standing in Area A1 of Tree Preservation Order

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

4.3 24/01190 – 9 Yew Tree Close, Aylesford South

Lawful Development Certificate Proposed: Conversion of loft to habitable room incorporating a rear dormer and roof light to the front roof slope

It was **Agreed** to note the Condition

4.4 24/01213 – Click Aylesford, Frank Sando Way, Aylesford South

Non- Material Amendment to planning permission TM/23/00836/FL to allow Unit 1 car park layout slight adjustment (does not affect EV charging spaces as approved), additional planting at north west corner of Unit 1 car park, external retaining walls further refined, slightly amended fencing to Units 1 & 2, slightly amended gate locations and configuration, minor updates to cycle shelter location and configuration, tactile paving added, minor amendments to Unit 5 kerb, new external steps to north elevation of Unit 1 from pavement level to Unit 1 floor level for fire access, updated elevation plans for Units 5 and 6 showing updates to louvres location and sizes, external door added to Units 1 (north elevation) and 3 (east elevation), to meet occupier requirements and relocation of two trees from the landscaped area north of the Unit 1 cycle parking area to the new wood coppice to the east of the existing woodland (W1)

It was **Agreed** to note the Condition

4.5 24/01191 – 243 Woodlands Road, Aylesford South

Lawful Development Certificate Proposed: Garage conversion and double-storey rear extension

It was **Agreed** to note the Condition

4.6 24/01237 – Land Parcel 4, Hurst Hill, Walderslade

Zone 1 Cut back trees (along with other vegetation) alongside narrow pathway (dotted line) within the highlighted zone to the boundary fences of the residential properties each side of a pathway. To enable access along the entrance into Taddington Valley public open space. One medium size Hawthorn growing on the corner of property 67 Hurst Hill to be killed to prevent regrowth (risk of property damage) other small self-seeded sapling trees in amongst the vegetation and scrub to be cut off at ground level. Zone 2 Lift all overhanging mature trees growing on the public open space to 5.2 metres over driveway (north side of drawing) and along the highway around the edge of the Public open space. To allow access for vehicles, highway standard for the road. Zone 3 Lift overhanging mature tree branches to 2.4 metres above the existing hard surfaced pathways across the

Public open space. To allow access for pedestrians. Standing in W5 of Tree Preservation Order.

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

4.7 24/01239 - 11 Birch Crescent, Aylesford South

Proposed Garage conversion, together with front box bay windows to front elevation, and ancillary changes to ground & first floor layouts providing improved kitchen and bathroom provision

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

4.8 24/01244 – Land South of London Road and East of Hermitage Lane, Aylesford South

Reserved matters application for 188 dwellings (phase 3), including detailed design of layout, scale, landscaping and appearance pursuant to outline application TM/23/00289/OAEA (Section 73 minor material amendment application to vary condition 7 of planning approval: TM/22/01863/FL (Section 73 minor material amendment application to vary condition 08 of approved outline permission TM/17/01595/OAEA for alterations to the proposed design of Poppyfields roundabout)

It was **Agreed** to note the Condition

4.9 24/01261 – Land at Russett Close, Aylesford South

Trees standing within group 3 on applicants images standing to the south of the junction between Russett Close and Holtwood Avenue and further than 5 metres from the boundary of 39 Holtwood Avenue, Aylesford, Kent, ME20 7QH (the proposal relates to trees which benefit solely from Conservation Area protection and does not include any work to trees which are standing in Woodland W1 of the Tree Preservation Order) - Lift the low limbs to 5.2 metres above the carriageway and 2.4 metres above the footpath.

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

4.10 24/01328 – Land South of Barming Station and East of Hermitage Lane, Aylesford South

Section 73 application to vary Condition 8(ii) (Improvement junction scheme) of planning permission TM/20/02749/OAEA (Outline Application: erection of up to 330 dwellings (including 40% affordable homes), together with associated open space, play areas, and landscaping (including details of access)

It was **Agreed** to note the Condition

4.11 24/01302 – The Old Bell House, 144 Lower Warren Road, Blue Bell Hill

Proposed part garage conversion with dormer to existing roof to allow rooms in the roof space

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

4.12 24/00787 – Land North of 351 Hermitage Lane, Aylesford South

The application has been amended and new documents uploaded 20/08/24. Details of Condition 15 (Surface water drainage) and 19 (Foul drainage strategy) submitted pursuant to planning permission TM/22/00907/FL (Erection of 42No. residential dwellings including affordable housing. Enhancement of existing access from Hermitage Lane and provision of associated hard standing, landscaping, open spaces and infrastructure including drainage and earthworks)

It was **Agreed** to note the Condition

5. Planning Appeal – 10 Toddington Crescent, Walderslade

An appeal has been made to the Secretary of State against the decision of the Tonbridge and Malling Borough Council as Local Planning Authority.

Refusal of Permission of the creation of an annexe with works to include altering the existing flat roof of the garage to a pitched roof with dormer windows **Noted**

6. Any Other Correspondence

Councillor Chapman informed the committee that County Councillor Kennedy has worked with Panattoni to request they install an ANPR camera to catch lorries flouting the 7.5 tonne restriction which is regularly being ignored by lorries coming out of the Panattoni Estate on to Station Road. The designated HGV route is out past Tesco and onto J4, M20.

Councillor Ludlow reported that a meeting is being arranged by Borough Councillor Dave Davis for Eccles residents to discuss what they might like for their own benefit from the Bushey Wood development and the S106 money it will generate for the Parish Council. The Clerk asked that she be kept informed because anything residents want from a Parish point of view must go on its Parish Infrastructure Statement which is submitted annually to TMBC.

7. Duration of Meeting

8:12pm to 8:27pm