

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 4th June 2024 at Aylesford Parish Office, Aylesford

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

In Attendance: Melanie Randall (Clerk)

Apologies: Councillor Chapman, Craig, Fuller and Ludlow

1. Apologies for Absence

Apologies for Absence from Councillor Chapman, Craig, Fuller and Ludlow 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 Councillors Mrs Ogun declared an interest in item 4.22 and took no part in the discussion or decision and Mrs Eves declared an interest in item 4.2 as they are known to her and took no part in the discussion or decision.

3. Minutes of the last meeting held on Tuesday 14th May 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 14th May 2024 be approved as a correct record and signed.

4. Planning Applications

4.1 24/00686 – The Farmhouse, 244 Bull Lane, Eccles

Details of Condition 2 (external materials) submitted pursuant to planning permission TM/21/02748/FL (Retention of the existing dwelling and the erection of 3 No. additional dwellings with amenity space, parking, landscaping and access.)

It was **Agreed** to note the Condition

4.2 24/00751 - 87 Hallsfield Road, Blue Bell Hill

1 x triple-stemmed Hornbeam (with one stem already fallen) - Remove. Standing in Woodland W1 of Tree Preservation.

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

4.3 24/00743 - Wilcot, 209 Lower Warren Road, Blue Bell Hill

Proposed demolition of modern conservatory and ground floor rear roof, and construction of a two-storey side extension, and ground floor rear extension/alterations.

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

4.4 24/00720 – Royal British Legion Industries, Hall Road, Aylesford South

Proposed minor improvements and alterations to existing factory/warehouse building to include, replacement roof, new PV panels. Replacement rainwater goods and replacement external wall cladding.

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

4.5 24/00715 – Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 24 (external lighting scheme) Phase 1 plots 45-243, submitted pursuant to planning permission 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

4.6 24/00707 – 138 The Avenue, Aylesford South

Demolition of existing garage. Single storey rear extension and new garage to rear of garden with retaining wall.

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

4.7 24/00537 – Aylesford Priory, High Street, Aylesford North

Details of conditions 4 (masonry cleaning), 5 (method statement for demolition) and 6 (samples) submitted pursuant to Listed Building planning permission TM/23/00472/LB (Listed Building Application: New single storey pastoral residential building, along with the restoration of an existing Orangery and alterations to an existing building.)

It was **Agreed** to note the Condition

4.8 24/00788 – Land North of Lodge Farmhouse, High Street, Aylesford North

Lighting scheme for open storage/hardstanding area approved under TM/23/03063.

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

4.9 24/00800 – Units 6 and 7, Wood Close Quarry Wood Industrial Estate, Aylesford South

The installation of air source heat pumps and rooftop solar photovoltaic panels to Units 6,7 and 9.

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

4.10 24/00787 – Land North of 351, Hermitage Lane, Aylesford South

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 hardstanding, landscaping, open spaces and infrastructure including drainage and earthworks.)

It was **Agreed** to note the Condition

4.11 24/00773 – Land South West of London Road and West of Castor Park, Aylesford South

Details of Condition 7 (programme of heritage interpretation) pursuant to Planning permission TM/19/00376/OAEA Outline Application: permission for a residential scheme of up to 106 units, associated access and infrastructure.

It was **Agreed** to note the Condition

4.12 24/00771 - Land South West of London Road and West of Castor Park, Aylesford South

Details of Condition 5 part ii (archaeology) pursuant to Planning permission TM/19/00376/OAEA Outline Application: permission for a residential scheme of up to 106 units, associated access and infrastructure.

It was **Agreed** to note the Condition

4.13 24/00766 – Development Site Southern Part of Former Aylesford Quarry, Rochester Road, Aylesford North

Details of Condition 31 (Archaeological survey) submitted pursuant to planning permission TM/22/01909/OA (Outline Application: A later living community comprising up to 180 age-restricted dwellings (Class C3), up to 191 extra care houses and apartments (Class C2) with associated community facilities within a central hub building, an 80 bed care home (Class C2), up to 70 Key Worker apartments, a new facility for the local Scouts and parking, associated green infrastructure including landscaping, public open space, allotments, biodiversity enhancements and associated accesses to Rochester Road and Bull Lane.)

It was **Agreed** to note the Condition

4.14 24/00762 – Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 17 (surface water drainage) for Phase 2 development, submitted pursuant to planning permission 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

4.15 24/00761 - Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 24 (External lighting scheme) for Phase 2 development, submitted pursuant to planning permission 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

4.16 24/00760 - Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 21 (EV charging points) for Phase 2 development, submitted pursuant to planning permission 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

4.17 24/00759 - Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 11 (external materials) for Phase 2 development, submitted pursuant to planning permission 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

4.18 24/00756 – Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 10 (site levels) for Phase 2 development, submitted pursuant to planning permission 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

4.19 24/00742 – 9 Papion Grove, Walderslade

Single storey rear extension and demolition of existing conservatory and outbuilding.

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

4.20 24/00793 – 45 Birch Crescent, Aylesford South

Erection of Pagoda above existing entrance gates.

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

4.21 24/00802 – Unit 1, Wood Close, Quarry Wood Industrial Estate, Aylesford South

Installation of a new sub-station and electricians GRP enclosure to provide sufficient capacity for electric vehicle charging.

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

4.22 24/00813 – 237 Woodlands Road, Aylesford South

T1 (Applicants ref.) sweet chestnut. This mature tree stands within the applicant's rear garden and dominates due to its elevated position, causing overshadowing and debris. It is 24m high with a lateral spread of 11m. Proposed is the overall reduction by approx 25%, to 16m and 8m respectively. Removal of deadwood as found. Standing in group W1 of Tree Preservation Order.

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

4.23 24/00795 – Land East of A229 And West of Chatham Road, Blue Bell Hill

Change of use of field for dog walking for a temporary period of 3 years.

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

4.24 24/00827 – The Chequers, 61-63 High Street, Aylesford North

Retrospective application of the erection of a timber framed covered canopy

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

5. 24/0004/TPO Tree Preservation Order

T1 Oak 17 Holtwood Avenue Aylesford South, a TPO has been put on a tree within this property
Noted

6. Any Other Correspondence

The Clerk informed the committee that the Draft Kent Minerals and Waste Local Plan 2024-39 was submitted on 17 May 2024 to the Secretary of State for Independent Examination by an appointed Planning Inspector.

7. Duration of Meeting

7.15pm to 7.26pm