

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 5<sup>th</sup> November 2024 at Aylesford Parish Office, Aylesford

**Present:** Councillors Smith (Chairman), Balcombe, Mrs Birkbeck, Craig, Ms Dorrington, Mrs Eves, Fuller, Mrs Gadd, Gledhill, Ms Oyewusi, Rillie, Sharp, Shelley, Sullivan and Walker.  
Melanie Randall (Clerk of the Council)

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#### 1. Apologies for Absence

Apologies for Absence from Councillors Chapman, Ludlow and Mrs Ogun 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 8<sup>th</sup> October 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 6<sup>th</sup> August 2024 be approved as a correct record and signed. Subject to the date being amended to Tuesday 8<sup>th</sup> 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

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

##### 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.

It was **Agreed** to note the Condition

#### **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

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

#### **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))

It was **Agreed** to note the Condition

#### **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))

It was **Agreed** to note the Condition

#### **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.

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

#### **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.

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

#### **4.8 24/01554 – 14 Falkland Place, Walderslade**

Lawful Development Certificate Proposed: Dropped kerb and construction of driveway

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

#### **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

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

#### **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

It was **Agreed** to note the Condition

#### **4.11 24/01664 – 112 Tunbury Avenue, Walderslade**

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

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

#### **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

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

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

Proposed outbuild/workshop

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

#### **4.14 24/01670 – 33 Hill Chase, Walderslade**

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

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

#### **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

It was **Resolved** to raise an **Objection** – if the tree has a fungus that cannot be controlled and eventually the only option is to fell it for safety then surely this course of action should be taken now. The view of the Parish Council is that the tree should be completely removed, no stump to remain.

#### **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.

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

#### **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

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

#### **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

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

#### **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.

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

### **5. Any Other Correspondence**

There was no Other Correspondence

### **6. Duration of Meeting**

7:15pm to 7:28pm