

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 8th October 2024 at Aylesford Parish Office, Aylesford

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

1. Apologies for Absence

Apologies for Absence from Councillors Chapman, Ms Oyewusi and Sharp 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 Ms Dorrington in item 4.8 and Councillor Balcombe declared an interest in item 4.14 as they are known to them and took no part in the discussion or decision.

3. Minutes of the last meeting held on Tuesday 18th September 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 24/01440 - 179 Woodlands Road, Aylesford South

T1 (Applicants ref.), eucalyptus. Stands at 13m high with lateral spread of 5m. Proposed is the overall reduction to 6m. high and lateral spread of 4m, for reasons of the significant lean towards the applicant's house, over shading and debris.

T2 (Applicants ref.), twin stemmed sweet chestnut. Stands at 18m high with lateral spread of 9m. Proposed is the overall reduction to 10m and 6m respectively for the reason above.

T3 (Applicants ref.), triple stemmed sweet chestnut. Stands at 18m high with lateral spread of 9m. Proposed is the reduction of only the two stems within the applicant's garden, overall reduction to 9m and 4m respectively for the same reasons as above.

T4 (Applicants ref.), four stemmed sweet chestnut standing at 18m with lateral spread of 6m. Proposed is the reduction of only the two stems within the applicant's garden, to a height of 9m and 5m respectively for the same reasons as above.

T5 (Applicants ref.), twin stemmed sweet chestnut. Stands at 18m with lateral spread of 6m.

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

4.2 24/01413 - 184A Robin Hood Lane, Walderslade

Beech (T1) - reduce height from 14m to 12m and radial spread from 8m (at widest point) to 5.5m. Thin canopy by 10%. Reasons for work: Excessive shading. Alleviate encroachment towards neighbouring garage. Removal of deadwood stubs in upper canopy. T1 of Tree Preservation Order.

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

4.3 24/01382 - 40 Birch Crescent, Aylesford South

3 x Sweet Chestnut Trees - Copice to previous points, cut back overhanging branches along the alleyway and front of house. Standing in Woodland W1 of Tree Preservation Order.

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

4.4 24/01405 - 25 Teapot Lane, Aylesford South

Demolition of existing garage and proposed partial rear single storey extension and partial side & rear 2 storey extension. New porch to front

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

4.5 24/01437 - 218 Woodlands Road, Aylesford South

Construction of single storey, flat roof orangery to rear of property

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

4.6 24/01478 - Aylesford Priory, High Street, Aylesford North

Change of use to create additional car parking, widening of existing car parking, diversion of existing footway, siting of temporary cabins and erection of entrance gates.

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

4.7 24/01415 - Land Adjacent Oakapple Lane Barming

Reserved Matters Application for 100 homes, including associated open space, landscaping, earthworks, drainage and infrastructure pursuant to Planning Permission TM/20/01218/OA (Outline Application: all matters reserved except for access for the erection of up to 118 dwellings, together with associated works for access, open space, infrastructure, earthworks, surface water drainage systems and landscaping)

It was **Agreed** to note the Condition

4.8 24/01447 - 76 The Avenue, Aylesford South

Demolition of existing garage and erection of ancillary annexe.

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

4.9 24/01441 - Land North of 351 Hermitage Lane

Details of Conditions 6 (Services excavations plan) and 7 (Tree Protection plan) 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

4.10 24/01438 - Sew Site, Mill Hall Road, Aylesford South

Section 73 application for removal of condition 8 (surface water drainage) pursuant to planning permission 24/00412/PA (Installation of a new building to house UK Power Networks UKPN infrastructure to power equipment at South East Waters water treatment works site at Aylesford).

It was **Agreed** to note the Condition

4.11 24/01473 - 93 The Avenue, Aylesford South

Lawful Development Certificate Proposed: Rear dormer loft conversion with 3no roof lights to front

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

4.12 24/01495 - 20 Oakleigh Close, Walderslade

T5 (Applicants ref) Cherry – Coppice at 1m and plant 1 x Acer Campestre. Standing in Group W5 of Tree Preservation Order

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

4.13 24/01545 - Land South of Barming Station and East of Hermitage Lane

Variation of Section 106 Agreement. Variation to amend tenure arrangement to be 60% Affordable Rented and 40% Shared Ownership (First Homes removed) for the 132 affordable units.

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

4.14 24/01467 – 425, Silver Birches, London Road, Aylesford South

1 x Group of Leylandii (marked G1 on applicant's sketch) - Cut back all over hanging branches encroaching into garden of 57 Primrose Drive (applicant's property) back to boundary. Area 1 of Tree Preservation Order

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

5. Street Naming and Numbering Consultation

A request for Aylesford Parish Council to decide on the street naming of up to 30 new streets for Phase 2 of Land South of London Road and East of Hermitage Lane, Aylesford South.

No agreement could be reached, so it was **Resolved** that the Clerk will return all the suggestions, and the developer can choose themselves. **Closed**

6. Directional Signage request received from KCC

KCC are seeking the Parish Council's permission to erect signage within the Parish. The proposed locations are not on Parish Council Land.

The view of the committee was that if KCC as land/asset owner of where the proposed signs are going have no problem with the locations then neither does the Parish Council. The Parish Council would not give permission for anything other than its own land/assets.

7. Any Other Correspondence

There was no Other Correspondence

8. Duration of Meeting

7:15pm to 7:32pm