

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 3rd May 2022 at Capel Morris Centre, Aylesford

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

In Attendance: Melanie Randall (Clerk)

Apologies: Councillors Balcombe, Fuller and Williams

1. Apologies for Absence

Apologies of Absence from Councillors Balcombe, Fuller and Williams 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 Interests.

3. Minutes of the last meeting held on 26th April 2022

It was **Agreed** that the Minutes of the meeting held on 26^h April 2022 be approved as a correct record and signed.

4. Planning Applications

4.1 TM/22/00489/TPOC – 401 London Road, Aylesford South

Repollard 8 Sweet Chestnut Stems to 8m. Reduce Beech Side branches to approx. 2m. Top Conifer to the height of shortest conifer (6ft). Deadwood 5 Sweet Chestnut. Cut back Leylandi to give 1m Clearance of structures. Standing in Area A1 of Tree Preservation Order.

It was **Agreed** to raise **No Objection**

4.2 TM/22/00496/FL – 16 Marlow Copse, Walderslade

Replace existing conservatory windows, doors and roof

It was **Agreed** to raise **No Objection**

4.3 TM/22/00504/FL – 18 Robson Drive, Aylesford South

Two storey side extension

It was **Agreed** to raise **No Objection**

4.4 TM/22/00505/RD – Former 80 Rochester Road, Aylesford North

Details of Condition 8 (Remediation Verification) submitted pursuant to planning permission TM/19/01979/FL (Demolition of existing cottage and the erection, on a site comprising the curtilage of the cottage and adjoining land to the north, formerly part of Aylesford Quarry, of eight dwellings, comprising one four-bedroom detached house, two

semi-detached pairs of four-bedroom houses, and a terrace of three two-bedroom houses, with associated access, parking spaces, and landscaping)

It was **Agreed** to raise **No Objection**

4.5 TM/22/00519/FL – 21 Russell Road, Blue Bell Hill

Proposed roof extensions to evening terrace and flat roof over kitchen to provide additional habitable accommodation at first floor level, with associated roof works

It was **Agreed** to raise **No Objection**

4.6 TM/22/00545/FL – 173 Robin Hood Lane, Walderslade

Single storey front and rear extension

It was **Agreed** to raise **No Objection**

4.7 TM/22/00613/TPOC – 32 Papion Grove, Walderslade

Silver Birch -crown reduce by 1/3 in both height and diameter. Standing in Woodland W5 of the TPO

It was **Agreed** to raise **No Objection**

4.8 TM/22/00690/TPOC – 44 Woodbury Road, Walderslade

Reduce Horse Chestnut tree by 40% as tree has grown too large – Tree Preservation Order 69/00004/TPO

It was **Agreed** to raise **No Objection**

4.9 TM/22/00731/TNCA – 477 Station Road, Aylesford South

Approximately 8m long run of conifer trees along rear boundary require topping back down to 5m height to maintain manageability and prevent overshadowing of gardens to 23 and 24 Bridge Place and 477 Station Road

It was **Agreed** to raise **No Objection**

4.10 TM/22/00580/TPOC – 26 Orchard Avenue, Aylesford South

T1 Beech, reduce by 25% (leaning and minor dieback, take weight out) Starting H20m to 15m Starting W6m to 4.5m. T2 Beech, reduce by 25% (becoming oversized for the garden, concerns when there are high winds) Starting H20m to 15m Starting W8m to 6m. Trees standing in Group G1 of Tree Preservation Order

It was **Agreed** to raise **No Objection**

4.11 TM/22/00594/FL – 58 Orchard Avenue, Aylesford South

Proposed garage conversion and new front entrance porch

It was **Agreed** to raise **No Objection**

4.12 TM/22/00691/FL – 105 Bull Lane Eccles

Alter and convert existing side extension to form 1 bedroom dwelling

It was **Agreed** to raise **No Objection**

4.13 TM22/00722/RD – Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 17 (Surface Water Drainage) submitted pursuant to planning permission TM/17/01595/OAEA (Outline Application: The erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular accesses into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access)

It was **Agreed** to raise **No Objection**

4.14 TM/22/00278/TPOC – Land Parcel 1 Hurst Hill, Walderslade

Sweet Chestnut tree, T1 on applicant's plan- Reduction to overhanging branches. Standing in Woodland W5 of Tree Preservation Order.

It was **Agreed** to raise **No Objection**

4.15 TM/22/00672/LDP – 20A Sycamore Drive, Aylesford South

Lawful Development Certificate Proposed: Single storey kitchen diner extension

It was **Agreed** to raise **No Objection**

4.16 TM/22/00699/FL – Kent County Constabulary London Road, Aylesford South

Works to existing buildings including Solar PV panels, external terrace and communications infrastructure, replacement of existing garage facility, hard surfacing of areas to create additional on-site parking, placement of 2 no modular offices, new post box, replacement sub-station, alterations to entry gates and associated infrastructure

It was **Agreed** to raise **No Objection**

4.17 TM/22/00705/FL – Land Adjacent to Cobbetts 8 Warren Road, Blue Bell Hill

Erection of new detached two storey dwelling (plot 2)

It was **Agreed** to raise **No Objection**

4.18 TM/22/00803/FL – 1 High Street, Aylesford North

Demolition of existing garage to construct a new garage from timber, remove existing rear window, install French Doors with new veranda garden canopy constructed of Oak with matching roof tiles. Installation of Internal electric car charger.

It was **Agreed** to raise **No Objection**

4.19 TM/22/00804/LB – 1 High Street, Aylesford North

Listed Building Application: Demolition of existing garage to construct a new garage from timber, remove existing rear window, install French Doors with new veranda garden canopy constructed of Oak with matching roof tiles. Installation of Internal electric car charger.

It was **Agreed** to raise **No Objection**

4.20 TM/22/00834/FL – Kielderkin 3 Barling Close, Blue Bell Hill

Single storey extension to rear of garage, part garage conversion, demolish existing conservatory, replace with single storey rear extension, internal alterations and roof modification

It was **Agreed** to raise **No Objection**

5. Any Other Correspondence

TMBC Peer Review

The Chairman informed members that on the 28 April 2022 the Parish Office had received some correspondence as a result of the recent TMBC Peer Review and as a cost cutting measure there is a proposal coming before TMBC to abandon the three Area Planning Committees in favour of one single Borough wide Committee. The Parish Council is asked if it has any views on this proposal. After discussion it was Agreed that there are questions around this proposal which depending on the answers would determine the views/comments from the Parish Council.

The questions the Clerk was asked to submit are

1. If there was just one committee, can our local councillors still attend even if they are not on the committee?
2. Assuming they can attend, would they have any voting rights?
3. If local councillors did attend and wished to speak, would there be a time limit set on speaking and if so; how long would that be?
4. How many members would there be on the committee?
5. Can less people on the committee cope with the workload?

6. If this is given the go ahead would the selected members of the new Planning Committee receive training to help them? The Parish Council thinks they should be.

The Council also raised the point that due to the correspondence being sent to the Parish Office on 28 April it was agreed that there isn't an adequate amount of time to be able to respond appropriately as there is very little information provided on the proposed change, especially as the Council has a series of questions. The answers to these questions will determine the Parish Councils views/comments. The Clerk will submit the questions and report back if she receives a response, but TMBC would like this change to be in place for their Annual Meeting taking place on 10 May 2022.

7. Duration of Meeting

7.30pm to 7.59pm