

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 7th May 2024 at Aylesford Parish Office, Aylesford

Present: Councillors Smith (Chairman), Balcombe, Mrs Birkbeck, Chapman, Craig, Ms Dorrington, Mrs Eves, Mrs Gadd, Gledhill, Ludlow, Mrs Ogun, Ms Oyewusi Rillie, Sharp, Shelly, Sullivan, Walker.

In Attendance: Melanie Randall (Clerk)

Apologies: Councillor Fuller.

1. Apologies for Absence

Apologies for Absence from Councillor Fuller 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 and Walker declared an interest in item 4.4 and Mrs Ogun declared an interest in item 4.10 as they are neighbours and took no part in the discussion or decision.

3. Minutes of the last meeting held on Tuesday 16th April 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 16th April 2024 be approved as a correct record and signed.

4. Planning Applications

4.1 24/00437 - 162 Station Road, Aylesford South

Proposed single storey rear extension and double storey side extension.

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

4.2 24/00577 - 52 Holtwood Avenue, Aylesford South

T1 (Applicants ref) Eucalyptus- fell to ground level and grind out stump as its lifting the driveway. T2 (Applicants ref) Silver Birch- reduce limbs by 2 meters up to 9 meters. T3 (Applicants ref) Beech- reduce lateral limbs by 2 meters or back to fence line. G1 (Applicants ref) Row of Conifers- side up 1 meter up to a height of 5 meters. Standing in W1 of Tree Preservation Order.

It was **Resolved** to raise an **Objection**, seems a lot of tree work. The tree officer should visit property to ascertain the necessity of the requested works.

4.3 24/00579/PA - Land South of Barming Station and East Of, Hermitage Lane, Aylesford South

Details of Conditions 10 (EV charging), 21 (LEMP), 24 (Topographical Details and cross-sections), 25 (Levels) and 28 (SAP requirements) submitted pursuant to 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

4.4 24/00402/PA - 192, Woodlands Road, Aylesford South

Applicants' references: T1 Cedar, fell to ground, T2 Holly, fell to ground for fear of dominance due to size and proximity to house and re-plant more suitable species. Part of Tree Preservation Order.

It was **Resolved** to raise an **Objection**, unless there is clear evidence that the trees are causing an issue to the property they should not be removed. The Tree Officer should request a survey be carried out by a qualified Arboricologist to determine the risk to the property before this application proceeds any further, especially as the trees are subject to a Tree Preservation Order and there is only a 'fear' of their dominance.

4.5 24/00643/PA - 18, Sycamore Drive, Aylesford South

Lawful Development Certificate Proposed: loft conversion with skylight windows to front roof slope and a rear dormer.

It was **Agreed** to note the Condition

4.6 24/00637/PA - Land North of 351, Hermitage Lane, Aylesford South

Details of condition 11 (Construction Management 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 hard standing, landscaping, open spaces and infrastructure including drainage and earthworks).

It was **Agreed** to note the Condition

4.7 24/00636/PA - Land North of 351, Hermitage Lane, Aylesford South

Details of Condition 10 (Travel 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 hard standing, landscaping, open spaces and infrastructure including drainage and earthworks).

It was **Agreed** to note the Condition

4.8 24/00635/PA - Land North of 351, Hermitage Lane, Aylesford South

Details of Conditions 6 (Service excavations), 7 (Tree protection plan) and 8 (Detailed tree works) 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

4.9 24/00633/PA - Land North of 351, Hermitage Lane, Aylesford South

Details of Condition 5 (Levels) 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 - 24/00625/PA 235, Woodland Road, Aylesford South

T1 (Applicants ref) Twin-stemmed Sweet Chestnut reduction to previous points H22m to 17m Radial 4.5m to 3.5m, T2/T3 (Applicants ref) Reduce 2 x Sweet Chestnut to previous points & lift to 6m (epicormic) H16m to 14m Radial 4m to **3m**, T4 (Applicants ref) Silver Birch, Reduce & reshape to previous points H13m to 11.5m Radial 4m to 3m. All works are for maintenance and to keep in size with surroundings. Standing in W1 of Tree Preservation Order.

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

4.11 - 24/00612/PA Mill Hall Depot, Mill Hall, Aylesford South

Listed Building Application: Conversion of the Goods Shed to four residential dwellings.

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

4.12 - 24/00623/PA 10 Toddington Crescent, Blue Bell Hill

Creation of an annex with works to include altering the existing flat roof of the garage to a pitched roof with dormer windows.

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

4.13 - 24/00522/PA Unit 1A Bellingham Way, Panattoni Park, Aylesford South

Full planning application for Class B8 storage and distribution use, including the erection of a warehouse building and ancillary office accommodation, external storage areas, access, parking, drainage, landscaping and associated work.

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

5. Removal of Speed Cushions in Rochester Road, Aylesford

KCC have proposed removing the speed cushions as they are approaching the end of their serviceable life and their operations team have enquired about completely removing them and replacing them with upright 20mph signs and road markings would be more suitable.

The Clerk gave an update, she has received correspondence from County Councillor Kennedy and KCC staff that this proposed scheme of removal is now not a consideration. Instead KCC will allocate resources to replace the damaged speed humps. The Clerk was asked to request that the replacement ones are the same as the ones recently installed through Aylesford High Street as they seem to be a bit kinder to vehicles suspension. **Closed**

6. 24/00372/PA – Development Site Land East of Kiln Barn Road

After discussion it was **Agreed** the Parish Council agrees with and fully supports the report and Traffic Assessment submitted by Ditton Parish Council.

Aylesford Parish Council is very concerned about the increase in traffic in Hermitage Lane and the surrounding roads as this area is already at breaking point. The proposed development will inevitably create high levels of traffic movement and would have a negative effect on the free flow of traffic as the area will become gridlocked, especially at peak times. There is also the issue of air quality, pollution and the detrimental effect this will have on residents due to standing vehicles stuck in traffic.

Closed

7. Any Other Correspondence

A Councillor informed the Committee that there are signs up around Tunbury suggesting TMBC are considering installing double yellow lines. The Clerk has not received any information about this and will follow up with TMBC.

A Councillor has obtained a plan of the Parish Warding arrangements for Tonbridge and Malling and a copy was given to all Councillors.

8. Duration of Meeting

7.30pm to 8.00pm