

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 14<sup>th</sup> May 2024 at Aylesford Parish Office, Aylesford

**Present:** Councillors Sharp (Chairman), Balcombe, Craig, Mrs Eves, Fuller, Gledhill, Mrs Ogun, Rillie, Shelley and Sullivan.

**In Attendance:** Melanie Randall (Clerk)

**Apologies:** Councillor Mrs Birkbeck, Chapman, Ms Dorrington, Mrs Gadd, Ludlow, Ms Oyewusi, Smith and Walker.

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#### 1. Election of Chairman and Vice Chairman

##### a. Election of Chairman

There was one nomination for Chairman, Councillor Smith. There was a show of hands and Councillor Smith was duly elected as Chairman of the Planning Committee.

##### b. Election of Vice Chairman

There was one nomination for Vice Chairman, Councillor Sharp. There was a show of hands and Councillor Sharp was duly elected as Vice Chairman of the Planning Committee.

#### 2. Apologies for Absence

Apologies for Absence from Councillors Mrs Birkbeck, Chapman, Ms Dorrington, Mrs Gadd, Ludlow, Ms Oyewusi, Smith and Walker and the reason for absence agreed.

#### 3. Declarations of Interest

There were no declarations of interest additional to those contained in the Register of Members.

#### 4. Minutes of the last meeting held on Tuesday 7<sup>th</sup> May 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 7<sup>th</sup> May 2024 be approved as a correct record and signed.

## **5. Planning Applications**

### **5.1 24/00677 - Land South of Barming Station and East of Hermitage Lane, Aylesford South**

Variation of Section 106 Agreement. Variation to allow 100 occupations to take place prior to the completion of the A20 works provided that KCC can guarantee a road space window before the close of 2025 in relation to permission TM/20/02749/OAEA.

It was **Resolved** to raise **No Objection** however TMBC need to be particularly stringent about this and ensure KCC can comply with the need to find them some road space to implement the works before the planning permission expires before permitting this application.

### **5.2 24/00664 – Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 3 (External materials) 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

### **5.3 24/00662 - Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 30 (Archaeological Evaluation) 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

### **5.4 24/00660 - Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 29 (Archaeological evaluation) 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

### **5.5 24/00659 - Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 14 (Cycle storage) 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

### **5.6 24/00657 - Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 28 (Sensitive lighting 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 hard standing, landscaping, open spaces and infrastructure including drainage and earthworks).

It was **Agreed** to note the Condition

### **5.7 24/00656 - Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 27 (Preliminary Ground Level Roost Assessment) 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

### **5.8 24/00654 - Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 25 (Construction environmental 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

### **5.9 24/00653 - Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 23 (Piling risk assessment) 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

### **5.10 24/00651 - Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 20 (1-3) (Contamination) 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

### **5.11 24/00638 – Mill Hall Depot, Mill Hall, Aylesford South**

Hybrid planning application for the following development: outline permission for the construction of up to 74no. dwellings with all matters reserved except for means of access and full detailed permission for the conversion the former Goods Shed to 4no. residential dwellings including parking, access and associated works.

It was **Resolved** to raise **No Objection**; however, it does have concerns with 74 dwellings, seems a bit excessive. Traffic movements should be properly looked at because since the last application was put in this will have changed as there is now more traffic especially since the cut through opened through the new Panattoni Park site. Should this application be permitted then the Parish Council would like to see a level access platform at Aylesford Station to allow for ease of wheelchair access.

### **5.12 24/00683 – 10 Forest Drive, Walderslade**

Single Storey front extension and changes to hard standing.

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

### **5.13 24/00675 Land South of St Andrews Close, St Andrews Close, Aylesford South**

Erection of a part 2/part 3 storey building to provide Class C3 Retirement Home to create 50x residential units with associated communal facilities, parking, landscaping, access and associated works.

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

### **6.Any Other Correspondence**

There was no Other Correspondence

### **7. Duration of Meeting**

7.30pm to 8.39pm