

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on 4 February 2020

Present: Councillor Smith (Chairman) and Councillors Balcombe, Beadle, Ms Dorrington, Mrs Gadd, Gledhill, Shelley, Walker, Winnett and Wright.

In Attendance: Neil Harris (Clerk)

Apologies: Councillors Ludlow, Ms Oyewusi, Ms Papagno, Rillie and Sullivan.

1. Apologies for Absence

Apologies of Absence from Councillors Ludlow (work commitment) Ms Oyewusi (holiday), Ms Papagno (personal commitment), Rillie (unwell) and Sullivan (personal commitment), were received, and the reasons for absence agreed.

2. Declaration of Interests

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

3. Minutes of the Meeting held on 7 January 2020

It was **Agreed** that the Minutes of the meeting held on 7 January 2020 be approved as a correct record and signed.

4. TM/20/00012/FL – 4 Ash Close, Aylesford South - Single storey rear extension and demolition of garage.

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

5. TM/20/00081/TPOC – 16 Hurst Hill, Walderslade - T1 Silver Birch x2 – reduce Crown by 3m and remove creeper.

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

6. TM/20/00091/TPOC – 164 Woodlands Road, Aylesford South - One large pine tree in the middle of the garden to be removed as there is concern it will fall down due to its shallow roots.

It was **Agreed** to raise **No Objection** if it has narrow roots

7. TM/20/03023/FL – Unit 4 Deacon Industrial Estate, Forstal Road, Aylesford North - Install 2x 5m high cantilever and 4x 4m high A-Frame racking systems within the external yard area.

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

8. TM/20/00059/FL – 591 Maidstone Road, Blue Bell Hill - Proposed front dormer extension.

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

9. TM/20/00046/TPOC – Land rear of Woodbury Road, Walsham Road and Falkland Place, Walderslade - T1 Hornbeam – prune back from property by 2.5 metres.

T2 Sweet Chestnut – Prune back from property by 3 metres.

T3 Sweet Chestnut x2 – Fell to as near to ground level as possible (both have extensive lean and could fall)

T4 Prunus – Fell to as near to ground level as possible, young tree located too close to fence.

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

10. KCC/TM/0284/2019 – Allington Integrated Waste Management Facility - Proposed development of a Household Waste Recycling Centre, new access to a highway, associated infrastructure and earthworks.

It was **Agreed** to comment on this Application as follows.

The Council, whilst, not opposed to the principle of this facility believes that the application cannot be considered in isolation of all the other proposed development in this area. This additional development comprises of the expansion of the incinerator complex as well as significant residential development in the vicinity including the 840 units at the Gladman's site at Whitepost Lane and the 106 units at Bunyards Farm.

This particular stretch of the A20, even with the new proposed Coldharbour roundabout could not cope with the significant increase in traffic movements arising from all of these developments. The Council would, therefore, seek to delay the final determination of this application until the position regarding all of the other developments is known. This would also allow for a more accurate determination of the traffic movements along the A20 with the level of development known as well as the exact highway improvements that have been completed on the A20.

If it is decided to not wait until the position regarding all the above development is known then the Council will have to object to the application on the following grounds:

1. The application for a Household Waste Recycling Centre will lead to significant additional traffic movements on an already over capacity A20 in whatever direction the traffic takes as it accesses the A20
2. This development will also make the already poor air quality in this area even worse affecting quite significantly the existing Aylesford and Maidstone A20 AQMA's

11. TM/20/00143/FL – 27 Teapot Lane, Aylesford South - Single storey side extension; two storey rear extension; new porch to front and loft conversion to include rooflights to front and dormer to rear including associated internal works

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

12. TM/20/00148/TPOC – 20 Gorse Crescent, Aylesford South - T1 Oak tree to fell and replant Japanese Maple in similar position

It was **Agreed** to raise a **Strong Objection**, the Oak Tree should only be felled if necessary and a native species to be planted in its place.

13. Determinations where Parish Council raised objections

The Clerk reported on the following Determinations by TMBC where the Parish Council had raised an Objection

TM/19/02900/FL – Cobdown Lodge, 540 London Road, Ditton - Application to build 9 Apartments and associated parking

APC – Objection - Whilst this application is outside of the Parish Council area the Council believes that this application has a direct impact on the Parish and its residents. Therefore, having given careful consideration to this application the Council would wish to see it refused on the following grounds:

- (1) This development significantly increases the traffic movements from this site onto an already over capacity A20 near to one of its most significant congestion points at the Ditton Crossroads.
- (2) That the junction proposals to allow access and egress in both directions to this site would not work and would cause significant problems at a critical point within a key junction (congestion hot spot) on the A20 strategic route.
- (3) That the increased traffic movements would only make worse the air quality in this area which is already designated an AQMA suffering from poor air quality.

TMBC – Refused (31/01/20)

14. Enforcements – Confidential

The Clerk reported that the following Enforcement Cases are being investigated

Papion Grove (10/06/19)	London Road (16/09/19)
Gorse Crescent (01/07/19)	Roman Close (30/09/19)
High Street (15/07/19)	Oakleigh Close (30/09/19)
Hengist Drive (15/07/19)	Warren Road (30/09/19)
Land off Vincent Road (02/08/19)	Land Adj Russell Road (07/10/19)
Robin Hood Lane (05/08/19)	Hurst Hill (20/01/20)
Development Site Eastern part of Former Aylesford Quarry (20/01/20)	
Warren Road (20/01/20)	
Vicarage Close (03/02/20)	
Hengist Drive (03/02/20)	

The Clerk reported that the following Enforcement Cases are closed

London Road
Hurst Hill

15. Duration of Meeting

7.30pm to 7.52pm