

AYLESFORD PARISH COUNCIL

Tuesday 6 FEBRUARY 2018

PLANNING COMMITTEE MINUTES

Present: Cllrs Wright (Chairman), Balcombe, Ms Dorrington, Mrs Gadd, Gledhill, Rillie, Shelley, Smith, Winnett

In attendance: Mr Harris, Clerk Mrs Collier, Deputy Clerk

Others: Mr Alloway, Aylesford Heritage Ltd

Apologies: Cllr Elvy

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1. Declarations of Interest – There were no declarations additional to those contained in the Register of Members' Interests.

2. Apologies

Apologies from Cllr Elvy (unwell) were noted and accepted.

3. PLANNING APPLICATIONS

1.TM/17/02971 The Cabins, 78 Rochester Road, Aylesford North (Aylesford Heritage Ltd Sandpit)

OA – Demolition of existing buildings etc and development of up to 146 dwellings, houses and apartments and local centre facilities, new access road and provision of open space.

The Chairman introduced Mr Alloway of Aylesford Heritage Ltd and invited him to speak on the application.

Mr Alloway gave Members further details on the outline plans for the site on the west side of Rochester Road, particularly regarding the leisure facilities around the lake, the fact that the site had a licence to quarry for a further number of years but that this development would eradicate any further quarrying works, the existing access in Rochester Road would be for pedestrians and cyclists only and a new vehicular access would be created further up near Pratling Street, the number of dwellings would include the required 10% affordable housing quota, that no retail facilities were envisaged as required on a site of this site but that facilities such as a community hub and doctors surgery had been identified with the Borough Council as a need.

Members commented that traffic issues would be a major concern for this site. Vehicles from 146 dwellings would place additional pressures on routes to the M2, M20 via the already busy Rochester Road, Hall Road, A20 and in particular Aylesford Village. The new Peters Village bridge has resulted in increased traffic heading towards the A20 and the new Thames Crossing when completed will also bring additional traffic in the M2 and M20 direction. In addition the leisure facilities and the doctors surgery proposed are likely to create additional traffic movements from non-residents visiting the site. Comments were also made regarding no inclusion of a wild life area and no retail facility which would mean more traffic movements as residents would have to leave the site to shop. Members also considered the site was isolated from the village of Aylesford and would not form a part of the village community.

The Clerk referred Members to their comments on the Local Plan relating to Aylesford Quarry as follows:

The Council believes that the quarry site provides a great opportunity for the provision of leisure and community use. It is not appropriate that housing is provided at this site unless it is considered necessary as the only means of delivering a leisure and community project which provides significant and much needed community benefit. Housing can never be considered or provided in isolation. Any development at this site will have to give serious consideration to road infrastructure improvements.

*Members **agreed** that they did not wish to deviate from this line regarding the quarry. They further **agreed** that they did not consider the application in front of them this evening provided sufficient road infrastructure improvements or community facilities to warrant approval of the application as a whole.*

*Parish Council Comments: **Objection.** See Appendix A attached.*

2. TM/17/03513 Land west of Hermitage Lane and East of Units 4A, 4B and 4C Mills Road, Quarry Wood Industrial Estate, Aylesford South

Demolition of all existing buildings and structures and redevelopment to provide a new Centenary Village. Full planning permission for the redevelopment of the site to provide 24 Assisted Living Apartments, 40 Dwellings, Community Hub, Access Roads, Landscaping and Parking (Phase 2). Outline planning permission for up to 35 Dwellings (all matters reserved) (Phase 3).

*Parish Council Comments: Aylesford Parish Council, being aware of the increased traffic movements along Hermitage Lane and subsequently the A20 arising from this development, believes that because of the specialist nature of this accommodation with it only being available to RBLI beneficiaries, the application brings an overall benefit to the community and therefore raises **No objection** to this application.*

3. TM/18/00005 The Anchor, 87 Queenswood Road, Blue Bell Hill

2 car garage attached to eastern flank wall

Parish Council Comments: No objection

4. TM/18/00018 Land Adjacent to Gavin Astor House, RBLV, Aylesford South

Variation on condition 2 (materials) re TM/17/00609 (Erection of two storey, 12 bed care home)

Parish Council Comments: No objection

5. TM/18/00033 34 Papion Grove, Walderslade

Silver Birches – Reduce trees back to reduction point at 5.5m (first fork) – removing 8.5m

Parish Council Comments: No objection

6. **TM/18/00069 15 Stevens Road, Eccles**

Garage conversion and internal alterations

Parish Council Comments: No objection

7. **TM/18/00072 17 Gorse Crescent, Aylesford South**

Mature Eucalyptus reduce to crown by 30%. Silver birch fell to allow for widening of driveway

Parish Council Comments: No objection

8. **TM/18/00073 162 Woodlands Road, Aylesford South**

Fell Cherry tree due to excessive shading and replant with similar species

Parish Council Comments: No objection

9. **TM/18/00125 15 Holtwood Avenue, Aylesford South**

Reduce height of small chestnut, conifers and laurels to around 15ft

Parish Council Comments: No objection

10. **TM/18/00169 31 Barling Close, Blue Bell Hill**

Single storey side extension

Parish Council Comments: No objection

11. **TM/18/00188 Denmark House, Forstal Road, Aylesford North**

Demolition of existing industrial premises and redevelopment of new industrial premises

Parish Council Comments: No objection

12. **TM/18/00219 9 Ffinch Close, Aylesford South**

T1 to remove to stump level, T2 and T3 to remove lower branches and upper branches to be lopped back to the main stem

Parish Council Comments: No objection

4. DETERMINATIONS WHERE PARISH COUNCIL RAISED OBJECTIONS

No report to this meeting.

5. ENFORCEMENTS – Confidential

Investigations: Royal British Legion Village – Tree works

Closed: Land off A229 Blue Bell Hill Land at Warren Road, Blue Bell Hill

6. ANY OTHER BUSINESS/CORRESPONDENCE

There being no further business, meeting closed at 8.15pm.