

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 7th February 2023 at Aylesford Parish Council Office, Aylesford

Present: Councillors Smith (Chairman), Balcombe, Ms Dorrington, Mrs Eves, Mrs Gadd, Gledhill, Ludlow, Rillie, Sharp, Shelley, Sullivan, Walker

In Attendance: Melanie Randall (Clerk)

Apologies: Councillors Beadle, Fuller, Ms Oyewusi, Mrs Ogun, and Winnett.

1. Apologies for Absence

Apologies for Absence from Councillors Beadle, Fuller, Ms Oyewusi, Mrs Ogun, and Winnett were received and the reasons for absence agreed.

2. Declarations of Interest

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

3. Minutes of the last meeting held on 24th January 2023

It was **Agreed** that the Minutes of the meeting held on 24th January 2023 be approved as a correct record and signed.

4. Planning Applications

4.1 TM/22/02862/RM - Land South of Barming Station and East of Hermitage Lane, Aylesford South

Reserved Matters application for approval of layout, appearance, landscaping scale of 163 dwellings at Phase 1, Hermitage Park pursuant to outline planning permission TM/20/02749/OAEA

It was **Agreed** to raise **No Objection** to the Reserved Matters.

However better access to Barming Train Station is needed. Encourage cyclists to use the station and leave their vehicles at home. Appropriate access is needed to both train platforms for disabled users and pushchairs.

4.2 TM/23/00052/RD - Site of Former Upper Bell PH 1 Chatham Road, Blue Bell Hill

Detail of condition 6 (Construction Management Plan and Highways Management Plan) submitted pursuant to planning permission TM/21/01851/FL (Proposed development of seven detached and semidetached dwellings and associated access, parking, landscaping, bicycle and refuse storage)

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

4.3 TM/23/00057/RD - Land South of London Road and East of Hermitage Lane, Aylesford South

Details of planning condition 10 (site levels) 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 Note the Condition**

4.4 TM/23/00091/TRD - 15 Russett Close, Aylesford South

Application to discharge condition 1 (species, size and siting of replacement tree) of TM/22/01668/TPOC

It was **Agreed to Note the Condition**

4.5 TM/23/00130/RD Land Adjacent To Cobbetts 8 Warren Road, Blue Bell Hill

Details of condition 2 (Materials) submitted pursuant to planning permission TM/21/02802/FL (Erection of new detached two storey dwelling and detached annex (plot 1))

It was **Agreed to Note the Condition**

4.6 TM/23/00127/RD Land South of London Road and East of Hermitage Lane, Aylesford South

Details of planning condition 19 (Foul Drainage Strategy) submitted pursuant to planning permission 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 Note the Condition**

4.7 TM/23/00129/Rd Land South of London Road and East of Hermitage Lane, Aylesford South

Details of planning condition 11 (external materials - plots 1 to 44 phase 1) submitted pursuant to planning permission 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 Note the Condition**

4.8 TM/23/00171/FL Aylesford Priory High Street, Aylesford North

New single storey Pastoral residential building, along with the restoration and conversion of existing Orangery to multi-purpose space and alterations to an existing building

It was **Agreed to raise No Objection**

4.9 TM/23/00172/LB Aylesford Priory High Street, Aylesford North

New single storey Pastoral residential building, along with the restoration and conversion of an existing Orangery to a multipurpose space and alterations to an existing building

It was **Agreed to raise No Objection**

5. KCC – Hermitage Lane - Additional information

Proposed junction alterations for the Croudace Development.

The Clerk reported that she had looked into this proposed junction again and had spent time looking through the planning application documents on the TMBC Planning Portal. She informed members that in the Design and Access Statement it says the proposed junction is going to be a left turn only secondary access off of Hermitage Lane, convoluted route through to

central areas, designed to persuade and encourage vehicles to use the main access way at Chapelfield Way, where there are already traffic lights in place. This was not shown in the documents that came from KCC, so it looked like the proposed junction will be the main way in and out when it will not be.

If the proposed junction is a secondary access only then this will not be as bad, however after discussion members raised concerns around the proposed installation of the new island which will act as a physical barrier to stop vehicles turning right out of and into the estate. Hermitage Lane is an extremely busy road, especially as it goes to the Hospital and any structure in the road will inevitably act as an obstacle on their route to and from the Hospital.

If both sides of Hermitage Lane are blocked due to the sheer volume of traffic and the traffic lights are red at Chapelfield Way, how is an ambulance going to get through the traffic with the proposed traffic island in the middle of the road.

Regarding the proposed speed reduction from 40mph to 30mph on the area 23 metres south of its junction with Chapelfield Way to its southern junction with the entrance to Barming Train Station, it is not very often you can exceed 30mph anyway along the Hermitage Lane.

6. Proposal of ‘Bradbourne’, a new community of 1,600 homes between East Malling, Ditton and Allington.

The Chairman reported that there is a public exhibition on Thursday 9th February 2023 from 1.30pm to 7.30pm at the Orchard Conference Centre, East Malling Business Centre, which is accessed via New Road, East Malling.

The Clerk informed members that when the invitation came on the 31 January 2023 that was the first time the Parish Council had received any correspondence about this proposal.

Noted

7. Any Other Correspondence

There was no Other Correspondence.

8. Duration of Meeting

7.30pm to 7.45pm