

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 9th April 2024 at Aylesford Parish Office, Aylesford

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

In Attendance: Melanie Randall (Clerk)

Apologies: Councillors Fuller and Ms Oyewusi.

1. Apologies for Absence

Apologies for Absence from Councillors Fuller and Ms Oyewusi 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 Interests.

3. Minutes of the last meeting held on Tuesday 19th March 2024

It was **Resolved** that the Minutes of the meeting held on Tuesday 19th March 2024 be approved as a correct record and signed.

4. Planning Applications

4.1 24/00346/PA – Development Site at 84 and 86, Mill Hall, Aylesford South

Details of conditions 3 and 4 (Archaeology), 5 (Site Investigation report), 7 (Power cables), 13 (Landscaping and boundary treatment) and 18 (External lighting) submitted pursuant to planning permission TM/22/00701/FL (Construction of 12no dwellings with associated access, parking, and landscaping)

It was **Agreed** to note the Condition.

4.2 24/00409/PA – Development Site formerly Lake Cottage West of, Thorndike Close, Aylesford North

Outline application: All matters reserved except for Access and Scale for the principle residential development - up to 7 dwellings with associated access (via Thorndike Close), parking and private and public amenity areas

It was **Resolved** to raise some concerns.

The Parish Council believes the site described is part in the garden of Lake Cottage and part in the Sand Pit. It seems to be beyond the former garden, and within the area of the Sand Pit which already has Outline Planning Permission for a 'Later Living' Scheme.

The increase in traffic at the junction with Mount Pleasant could be dangerous. There are many people walking in this area, including children to and from school as well as people using the adjacent footpath.

The Council believes the foul drainage from the existing 10 dwellings goes to the public sewer via a 'private drain' which was for the original houses. To add a further 7 dwellings would risk overloading the system.

4.3 24/00421/PA Street Record, Coldharbour Lane, Aylesford South

Proposed retention of vehicular access on a section of the old A20 with creation of new marked junction onto the old A20 outside Coldharbour Police Base in place of the proposed footway

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

4.4 24/00417/PA - Land South of Barming Station and East Of, Hermitage Lane

Details of Conditions 10 (EV Charging), 11 (Cycle Storage), 24 (Ground Levels), 25 (Floor Levels), 26 (Materials), and 28 (Energy Details) 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 **Resolved** to raise **No Objection**

4.5 24/00334/PA – Rose Cottage, 491 Station Road, Aylesford South

1x Large Pine Tree - Remove the 3 lowest limbs. Reason for works - allow light through and to prevent fallen debris on the ground below.

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

4.6 24/00483/PA - 20, Toddington Crescent, BlueBell Hill

Construction of a single storey side and rear extension.

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

4.7 24/00473/PA – Kent County Constabulary, London Road, Aylesford South

The replacement of an existing double width vehicle gate and pedestrian gate, with twin vehicle gates and pedestrian gate with related works on land forming part of Coldharbour Police Base, London Road, Aylesford, Kent, ME20 7NQ

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

4.8 24/00468/PA 27, Land Rear of High Street, Aylesford North

1x Silver Birch (T1 applicant reference) Reduce & thin by 20% Height: 19m to 15m Radial Spread 7m to 5.5m for maintenance. 1 x Silver Birch (T2 applicant reference) Reduce & thin by 20% Height: 18m to 14.5m Radial Spread 3m to 2.5m for maintenance. 1 x Silver Birch. (T3 applicant reference) Reduce & thin by 20% Height: 12m to 9.5m Radial Spread 5m to 4m for maintenance. 1 x Silver Birch (T4 applicant reference) Fell (dieback in crown at the top) 1 x Sycamore. (T5 applicant reference) Fell. Major lean & inclusions at 1.5m. 1 x Elderberry. (T6 applicant reference) Fell. Poor specimen with minimum longevity 1 x Multi-stemmed Sycamore. (T7 applicant reference) Poor specimen with minimum longevity, fell & install eco plugs. 1 x Willow. (T8 applicant reference) Coppice. For maintenance. Trees are located on the land south of the High Street known as Old Bridge Gardens.

It was **Agreed** to note this application as it is the Parish Councils own application.

4.9 24/00456/PA - 6, Finch Close, Aylesford South

Lawful Development Certificate Proposed: Single storey rear extension.

It was **Agreed** to note the Condition.

4.10 24/00450/PA - 32, Gorse Crescent, Aylesford South

T1 (applicants ref) - Conifer - Fell- Roots are causing block paved drive to lift., blocking out light to owners house and immediate neighbour. It would not be possible to reduce the tree in height and maintain a good shape, therefore removal would be the best option. Standing in W1 of woodland order.

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

4.11 24/00449/PA – Land South of London Road and East of, Hermitage Lane, Aylesford South

Details of Phase 2 Affordable Housing submitted pursuant to S106 Agreement on Outline planning permission TM/17/01595/OAEA (Outline Application for 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.

4.12 24/00445/PA - 12, Oaks Dene, Walderslade

Proposed erection of a single storey rear extension

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

4.13 24/00372/PA – Development Site Land East of Kilbarn Road and West of Hermitage Lane, Aylesford South

Outline planning application with all matters reserved (except for access) for development of land to west of Hermitage Lane and East of Kiln Barn Road comprised of a residential-led development including affordable housing; a new village centre including a primary school; ancillary commercial, community and employment floorspace; strategic open space, parkland, child play provision and sustainable drainage infrastructure; new access points and associated transport infrastructure. Application supported by an Environmental Statement

It was **Resolved** to reserve its right to comment until the next meeting of this committee which is due to take place on Tuesday 16 April 2024 to give members time to properly look at the proposal. It was noted that the deadline for the Parish Council to respond is the 23 April 2024.

4.14 24/00339/PA - 83, Montford Road, Walderslade

Dormer to the rear of the bungalow, with the roof to align with the existing front dormer.

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

4.15 24/00397/PA – Vacant plot adjoining Site 6, Mills Road, Quarry Wood Industrial Estate, Aylesford South

Details of condition 6 (noise impact assessment) submitted pursuant to planning permission TM/23/03150 (A change of use application to permit a new use class of B2 (general industry) in addition to the existing permitted use class B8 (storage and distribution))

It was **Agreed** to note the Condition.

5. Any Other Correspondence

The Clerk informed members that she had received two separate emails from both the Clerk at Ditton Parish Council and their Chairman inviting Aylesford Parish Council members to a Public Meeting they are holding regarding the proposed development at the East Malling Research Station. The application (24/00372/PA) is to build 1300 dwellings on the site. The Public Meeting will take place on Monday 15 April 2024, starting at 7:30pm in the Oaken Hall of Ditton Community Centre. The Clerk will ask Ditton Parish Council if they have been sent any large plans for the application from the East Malling Trust they can share with us and she will also ask The East Malling Trust the same question as it would be useful to have these. Developers/landowners will usually contact the Parish Council office and offer to send us large plans, but no correspondence has been received regarding this application.

6. Duration of Meeting

7.30pm to 8.00pm