

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 14<sup>th</sup> December 2021 at Capel Morris Centre, Aylesford

**Present:** Councillors Smith (Chairman), Beadle, Mrs Eves, Fuller, Mrs Gadd, Gledhill, Ms Oyewusi, Rillie, Sharp, Shelley, Walker, Winnett.

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

**Apologies:** Councillors Balcombe, Ms Dorrington, Ludlow, Sullivan

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#### 1. Apologies for Absence

Apologies of Absence from Councillors Balcombe, Ms Dorrington, Ludlow, Sullivan were received and the reason 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 7<sup>th</sup> December 2021

It was **Agreed** that the Minutes of the meeting held on 7<sup>th</sup> December 2021 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 TM/21/03022/RD - Land North of Lodge Farmhouse High Street, Aylesford North

Details of planning Condition 2 (location of source of backfill materials) and Condition 3 (topographical survey) submitted pursuant to planning permission TM/21/00349/FL (Raising and regrading of the site to facilitate already permitted use (application ref. TM/14/00909/FL) as a training ground (use Class F1)

It was agreed to raise – **No objection provided the backfill material is to be transported within the sites west of Bull Lane, not on the public road.**

##### 4.2 TM/21/03057/FL – 1 Hurst Hill, Walderslade

Proposed rear conservatory

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

### **4.3 TM/21/03066/OA – Land South East of Tottington Farm Rochester Road Aylesford**

Outline Application: demolition of existing structures/buildings; and construction of up to 20,000 sqm of employment floor space, split between Class B8 storage & distribution, Class B2 general industry, and Class E (g) (iii) light industrial uses, with associated road/footway provision, landscaping, surface water attenuation and ancillary works

It was **Agreed** to raise a **Strong Objection** - Whilst recognising the *Presumption in favour of Sustainable Development* that exists, Aylesford Parish Council has a strong objection to this proposal and believes that the scheme should be rejected for the following reasons:

#### Highway Impacts

Access to/from the site is via two locations on the north side of Pratling Street, a narrow rural lane which is particularly winding at the western end. Additional HGV and other traffic using this road would result in a greater risk to other users of the road, particularly non-motorised users, given the lack of footpath provision. There is a stated intent that traffic would travel via Beddow Way but this would be difficult to enforce without physical measures which, in themselves, would be likely to have further, unintentional consequences for the wider area.

In addition, a proportion of vehicles accessing the site would undoubtedly be using Blue Bell Hill, an already over-trafficked route and one of the most dangerous roads in the UK according to the AA Charitable Trust (<https://www.kentonline.co.uk/kent/news/two-kent-roads-most-dangerous-in-uk-247065/>). This will only be exacerbated in the event of Highways England's proposals for a Lower Thames Crossing being built as the necessary improvements to Blue Bell Hill (their variant C option) have not been included as part of that project.

Furthermore, the submission from Pratling Street residents suggests that the submitted Transport Plan does not comply with MHCLG guidance and, in the absence of comments from KCC as Highway Authority, this is a matter of concern if correct.

#### Visual Impact

The site is highly visible from the north and west and thus, in spite of the proposed landscaping measures, the scale of the buildings proposed is likely to have an unacceptable adverse impact upon the surrounding countryside and the setting of the nearby AONB.

#### Impact upon Ancient Woodland

Whilst the Ancient Woodland abutting the site is to be protected by a buffer strip, noise, light and pollution are likely to have an adverse impact upon the flora and fauna it supports.

#### Impact on residents

In addition to noise and fumes generated by vehicles accessing the site and potential light spill, the proposed mitigation measures, which are suggested to include noise attenuating fences, are likely to be overbearing and an intrusion in their own right.

However; in the event the Borough Council is minded to permit the scheme as submitted, it would ask that consideration is given to imposing conditions to ensure:

1. Management of traffic to ensure that HGVs only access and leave the site by way of Beddow Way, supported by appropriate physical measures as necessary.
2. That measures to mitigate the noise/light/traffic, etc. impacts of the proposal are in place as early as possible within the development program and are of a sufficient quality/size to provide early results, as works will have an immediate impact upon the surrounding area.
3. Ongoing monitoring of noise impacts on the neighbouring residents and acceptable measures are put in place at the outset and during the use of the scheme to provide a good level of protection.
4. Ongoing monitoring of impacts upon the Ancient Woodland with remedial action to deal with any unforeseen negative impacts.

#### **4.4 TM/21/03096/TNCA – Browhurst 200 Woodlands Road Aylesford**

Beech (T1) overall crown reduction from (height) 26m to 18m and (lateral spread) from 21m to 16m. 3x Silver Birches (T2) crown height reduction from 18m to 10m and lateral spread from 7m to 4m. Oak (T3) overall crown reduction from 21m to 16m high and lateral spread from 18m to 10m

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

#### **4.5 TM/21/03105/TPOC – Chestnuts, 2 Holtwood Avenue, Aylesford**

3x Sweet Chestnuts (T4) - Pollard to temporarily reduce the overshadowing and severe debris/leaf fall onto the steep driveway below. Current height/spread is 18m and 10m respectively

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

#### **4.6 TM/21/02931/FL – 144 Bull Lane, Eccles**

First Floor side extension and loft conversion

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

#### **4.7 TM/21/03198/FL – The Stables 94 High Street, Aylesford**

Proposed garage with studio over (re-submission of TM/21/02087/FL)

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

#### **4.8 TM/21/03203/FL – 530 Maidstone Road, Blue Bell Hill**

Retrospective application for the construction of an outbuilding to the rear garden

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

**5. Any Other Correspondence**

There was no any other Correspondence.

**6. Duration of Meeting**

7.30pm to 7.40pm