

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on 17 December 2019

Present: Councillor Balcombe (Chairman) and Councillors Mrs Gadd, Gledhill, Ludlow, Ms Oyewusi, Rillie, Shelley, Walker and Winnett

In Attendance: Neil Harris (Clerk) and Melanie Randall (Assistant Clerk and Finance Officer)

Apologies: Councillors, Beadle, Ms Dorrington, Ms Papagno, Smith and Sullivan.

1. Apologies for Absence

Apologies of Absence from Councillors Beadle (work commitment), Ms Dorrington (personal commitment), Ms Papagno (personal commitment), Smith (personal commitment) 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 3 December 2019

It was **Agreed** that the Minutes of the meeting held on 3 December 2019 be approved as a correct record and signed.

4. TMBC Local Plan

The Clerk submitted a report on a proposed response to the Tonbridge and Malling Borough Council Local Plan Regulation 19 Further Consultation on New Documents as Required by Local Plan Inspectors including a Draft Response.

The Council **Agreed** that the Draft Response be Approved with the following amendments to include a further comment on Policy LP27: Strategic Site – Bushy Wood which sets out the following:-

1. The Visual Impact of this proposed massive development on the landscape, particularly as seen from the North Downs, far outweighs the benefits gained from this development.
2. The increased infrastructure issues such as significantly increased traffic movements arising from this development appear to be far greater than the proposed infrastructure benefits which it could be argued do not satisfy the demand raised by the new development itself.
3. The proposed new road infrastructure improvements for this scheme seems to do nothing for improving the access to the motorway network, Medway, Maidstone and the Maidstone Hospital, and all it achieves is to provide accelerated progress to an already over capacity and heavily congested existing road network.
4. The Council would not wish to see any development at this site as proposed in Policy LP27 but if it did proceed preferably in a more limited format it must be without the inclusion of the further development of 614 dwellings as set out in the further Area of Opportunity for this site. The Council would also wish to see the necessary infrastructure to support this development as set out below: -
 - Bull Lane needs to be made local traffic only and all Southern Water traffic diverted via the new Bull Lane south and north links
 - Access to the new Court Road, Rochester Road and Pilgrims Way should ensure equal access to the A228 and A229 particularly as the A229 not only provides access to both motorways but also will be the main access point for Maidstone as the A229 is a dual carriageway right into the heart of Maidstone. With the increase in the number of dwellings, whether doubled or trebled, access through Aylesford village will not be practicable. Pilgrims Way will therefore be the main access point to the A229 and even with the current levels of traffic this is a dangerous road. This road will definitely require improvement with the significant increase in traffic arising from this development
 - The road infrastructure improvements should be completed before the development starts
 - That if there is a need to move the Eccles Football Club and the allotments that they are moved to new and improved facilities.

5. Duration of Meeting

7pm to 7.35pm