

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on 2 July 2019

Present: Councillor Smith (Chairman) and Councillors Balcombe, Ms Dorrington, Mrs Gadd, Gledhill, Ludlow, Rillie, Shelley, and Sullivan..

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

Apologies: Councillors Ms Oyewusi, Walker, Williams, Winnett and Wright.

1. Apologies for Absence

Apologies of Absence from Councillors Ms Oyewusi (unwell), Walker (work commitment), Williams (holiday), Winnett (unwell) and Wright (holiday) were received, and the reasons for absence agreed.

2. Declaration of Interests

Councillor Rillie declared an interest in item 4.9 – TM/19/01156/OA – 4 Pratling Street, Aylesford as the resident is a family member. He took no part in the discussion and decision.

Councillor Mrs Gadd declared an interest in item 4.18 – TM/19/01469/FL – 7 Rowan Close, Aylesford as the resident is known to her. She took no part in the discussion or decision.

3. Minutes of the Meeting held on 4 June 2019

It was **Agreed** that the Minutes of the meeting held on 4 June 2019 be approved as a correct record and signed.

4. TM/10/2029/A2/R26 – Hermitage Quarry, Hermitage Lane, Aylesford South

Application for prior approval for the installation of a crossover conveyor and screen configuration between the two existing wash and rinse plants pursuant to Condition 26 of Annex A2 (Original Quarry) of Planning Permission TM/10/2029

It was Agreed to raise No Objection

5. **TM/19/01208/FL – Buckmore Park Karting, Blue Bell Hill**
Variation of condition 1 (1 hour) pursuant to planning permission TM/18/01156/FL and TM/12/03679/FL to allow for a 24-hour race to occur once in any calendar year

It was Agreed to raise No Objection

6. **TM/19/01256/TPOC – 18 Birch Crescent, Aylesford South**
Silver Birch x2 – Fell and Oak x1 – Fell

It was Agreed to raise No Objection to the Silver Birch. Oak photo shows fungus, has this been inspected to confirm the need for felling. If felling not required because of fungus the Council would Object to the Oak being felled.

7. **TM/19/01285/TPOC – 24 Birch Crescent, Aylesford South**
Remove lateral branches from overhanging trees to just below the crown forks. To an approx. height of 14m (no height restriction involved)

It was Agreed to raise No Objection

8. **TM/19/01269/TPOC – 43 Oaks Dene, Walderslade**
Oak Tree front garden to remove dead wood and Oak tree back garden to remove dead wood and raise crown

It was Agreed to raise No Objection

9. **TM/19/01314/FL – 171 Robin Hood Lane, Walderslade**
Proposed single storey rear extension

It was Agreed to raise No Objection

10. **TM/19/01310/FL – 110 Station Road, Aylesford South**
Convert garage into a one-bedroom annex for use in conjunction with dwelling

It was Agreed to raise No Objection

11. **TM/19/01234/FL – 530 Maidstone Road, Blue Bell Hill**
Loft conversion and first floor rear extension

It was Agreed to raise No Objection

12. **TM/19/01156/OA – 4 Pratling Street, Aylesford North**
Outline Application – Redevelopment of existing dwelling inclusive of improved access from Highway. Forming one new additional dwelling on existing plot sharing new access

It was Agreed to raise an Objection - as the application is Backland development. Also a traffic hazard is created by the access road entrance to Pratling Street on a blind spot

13. **TM/19/01342/TPOC – 19 Ffinch Close, Aylesford South**
Silver Birch – remove

It was Agreed to raise A Strong Objection

14. **TM/1901360/TPOC – 178 Woodlands Road, Aylesford South**
Remove Cedar

It was Agreed to raise A Strong Objection

15. **TM/19/01381/OA – Land Adjacent to Cobbetts, 8 Warren Road, Blue Bell Hill**
Outline Application – erection of two houses

It was Agreed to raise No Objection

16. **TM/19/01353/FL – Barn South of 12A Forstal Road, Aylesford North**
Retrospective conversion of barn into a dwelling, with single storey side extension

It was Agreed to reaffirm our previous Comment as of 3 April 2019. This area is subject to flooding. In 2018 this area became flooded when the pump failed to start

17. **TM/19/01392/TPOC – Open Space West of 21 Valley Rise Walderslade**
1 multi-stemmed Sycamore located in passageway to side of property growing over garden and roof – Remove x2 stems

It was Agreed to raise No Objection

18. **TM/19/01419/FL – Innovation Park Medway, Blue Bell Hill**
Draft Innovation Park Medway Local Development Order for the creation of a mixed-use business park for commercial uses

It was Agreed that more information is required and the Clerk will respond in consultation with the Blue Bell Hill Members

19. **TM/19/01374/FL – The Stables, 94 High Street Aylesford North**
Proposed extension to form annex for elderly parents

It was Agreed to raise No Objection, However there is a need to retain the historic Cast Iron pig feeders at the front of the property

20. **TM/19/01452/FL – 3 Mercer Court, Walderslade**
Single storey extension to front porch

It was Agreed to raise No Objection

21. **TM/19/01469/FL – 7 Rowan Close, Aylesford South**
Two storey rear/side extension with single storey side extension to serve as an annex

It was Agreed to raise No Objection

22. **TM/19/01454/TPOC – Land at Walderslade Woods, Walderslade**

T1 and T2 Silver Birch – Fell to ground level, T3 Common Oak – Remove all major dead wood and minor deadwood longer than 1m, G4 group of 9x stems of Hornbeams – Fell 5x stems sprayed with orange dot (Land West of 37 Oaks Dene)

It was Agreed to raise No Objection

23. **TM/19/01484/TPOC – 20 Ffinch Close, Aylesford South**

3x Chestnut trees – pollarded to good growth points and branch collars

It was Agreed to raise No Objection

24. **Determinations where Parish Council raised objections**

The Clerk reported on the following Determination by TMBC where the Parish Council had raised an Objection

TM/19/00552/FL – Land fronting East Side Warren Road, Blue Bell Hill

APC – Objection – Warren Road is not suitable for the access of HGV's as proposed in the Diagram of Access Statement.

TMBC – Approved – all materials shall be used in accordance with the approved plans unless otherwise agreed in writing by TMBC. If the hardstanding is no longer required for woodland management purposes it shall be removed as soon as possible and the land restored to its former condition. No HGV shall access the site other than in accordance with the scheme of woodland management granted under Forestry Commission License

25. **Determinations where Parish Council raised objections**

The Clerk reported on the following Determination by TMBC where the Parish Council had raised an Objection

TM/19/00485/FL – Land East of Oast House Cottages, Blue Bell Hill

Retrospective application: Continuation of use of land for the storage of scaffolding materials, and retention of scaffolding structure

APC – Objection - A) The structure is located in an area of outstanding natural beauty. B) The access from this site is onto an already dangerous road and adds additional traffic movement on an already busy road.

TMBC – Refused – The application does not fall within one of the exceptions listed in Policy CP14 of the TMBC Core Strategy 2007 and therefore the principle of the application is unacceptable. The retention of the storage container, structure and parking will have a detrimental impact on the character of the Countryside. The Local Planning Authority is not convinced on the evidence provided that the retention of a scaffolding business would not result in severe harm to highway safety

26. **Enforcements – Confidential**

The Clerk reported that the following Enforcement Cases are being investigated

Maidstone Road
Robin Hood Lane
Papion Grove
Phoenix Mews

Preston Hall

The Clerk reported that the following Enforcement Cases are closed

Gorse Crescent
Preston Hall

27. Any Other Business

The Clerk reported that the chosen Street Name for the Former Phoenix House, Forstal Road, Aylesford will be labelled “Riverside Place (Private)”

The Clerk reported that the Outline Application – Redevelopment at Garden Centre Rear of 400 Hermitage Lane – TM/18/03048/OA is likely to be reported to TMBC Area 3 Planning Committee on 11 July 2019

28. Duration of Meeting

7.30pm to 8.15pm

TM/19/01419/FL – Innovation Park Medway, Blue Bell Hill

Draft Innovation Park Medway Local Development Order for the creation of a mixed-use business park for commercial uses

*It was **Agreed** that more information is required and the Clerk will respond in consultation with the Blue Bell Hill Members*

Clerk's Response

The Parish Council is supportive of the proposal set out in planning application 19/01419/FL for the creation of a mixed use business park, featuring c101,000 sq. m of predominantly high-tech and innovation orientated B1/B2 commercial uses at Innovation Park, Medway. However, the Parish Council has serious concerns about the impact of this proposal on the highway network serving this site and in particular the B2097 and the Bridgewood Roundabout. The Parish Council whilst supportive of the principle of development believes that development cannot take place until there have been substantial improvements to the whole road network serving the development. These improvements are essential for the B2097 and Bridgewood Roundabout which already struggle to cope with their existing traffic capacity levels and would not be able to cope with the significant increase in traffic arising from this proposed development. The Parish Council would also wish to see serious consideration being given to creating a walkway and cycle lane particularly in the section of the B2097 between Lankester Parker Road and the Bridgewood Roundabout.

Aylesford Parish Council