

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 20 June 2023 at Aylesford Parish Council Office, Aylesford

Present: Councillors Smith (Chairman), Balcombe, Mrs Birkbeck, Chapman, Ms Dorrington, Fuller, Gledhill, Mrs Ogun, Ms Oyewusi, Rowe, Sullivan, Shelly and Sharp.

In Attendance: Melanie Randall (Clerk)

Also in Attendance: 4 members of public

Apologies: Councillors Craig, Mrs Eves, Mrs Gadd, Rillie and Walker.

1. Apologies for Absence

Apologies for Absence from Councillors Craig, Mrs Eves, Mrs Gadd, Rillie and Walker 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 Interests.

3. Minutes of the last meeting held on 6 June 2023

It was **Resolved** that the Minutes of the meeting held on 6 June 2023 be approved as a correct record and signed.

4. Planning Applications

4.1 TM/23/00972/FL - 56 Mackenders Lane Eccles

Change of use of furniture restoration workshop within integrated garage into domestic accommodation

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

4.2 TM/23/00989/TNCA - 24 Trinity Court Rochester Road Aylesford North

1 x Cherry (applicants ref. T3 - in garden of 20-23 Trinity Court) - Thin by 20% and trim back to boundary fence of 24 Trinity Court (approx. 2m); 2 x Sycamore (applicants ref. T4 and T5 - in land to northeast of 24 Trinity Court) - Trim back approx. 4-5m so not overhanging 24 Trinity Court; 1 x Walnut (applicants ref. T6 - - in land to northeast of 24 Trinity Court) - Fell; Mixed species group (including, Sycamore, Holly and Horse Chestnut - in land to northeast of 24 Trinity Court as indicated in location plan attached to applicants e-mail dated 27th May 2023) - trim back to boundary fence of 24 Trinity Court; (Ivy plants to the back of the garden overgrowing from mount pleasant (applicants ref. T1 and T2) - Trimming back approx. 1m not disturbing a tree the Ivy is growing around, the boundary wall or Pill Box within our boundary).

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

4.3 TM/23/01004/FL - 30 Oakleigh Close Walderslade

Partial conversion of integral garage into a room that will be used for an office/extra room. The garage door will remain in situ and the front part of the garage will remain as storage. New window in side elevation.

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

4.4 TM/23/01042/FL - 165 Lower Warren Road, Blue Bell Hill

Raise ridge on existing double garage to create a first floor with rear dormer and 2no front pitched dormers.

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

4.5 TM/23/01069/RM - Land South of Barming Station and East of Hermitage Lane

Reserved Matters application for approval of layout, appearance, landscaping, and scale of 163 dwellings at Phase 1, Hermitage Park pursuant to outline planning permission TM/20/02749/OAEA (APP/H2265/W/21/3288065)

It was **Agreed** to note the Condition

4.6 TM/23/01072/FL - Aylesford Nursery Rochester Road Aylesford North

Proposed change of use of land from a nursery (plants) to mixed equestrian and a holiday park comprising 7 mobile homes, 4 serviced camper van places with a recreational area.

It was **Resolved** to raise a **Strong Objection**

- It is over development of the site.
- Complete change of use from original use.
- It does not lend itself to this area at all, there is absolutely no need or indeed any requirement for a 'holiday park' in Aylesford. Should there be tourists to the area that need to stay the Village Hotel is just up the road.
- The Council can see no connection between a holiday park and mixed equestrian use.
- There is no mains sewage drainage on that part of Rochester Road. The application form states that it is 'unknown' how the foul sewage will be disposed of, surely the applicant must have plans on how he/she will dispose of it when drawing up the plans for the application.
- The owner states that they are requesting the change of use because they cannot compete with large supermarkets and garden centres, however it has been several years since plants were sold from the site and it operated as a nursey, therefore this statement is not accurate as they have not been competing with others for quite some time.
- There will be a natural increase in traffic movement, the comment on page 9 of the Supporting Statement says that vehicle movements would be comparable to that of the nursery, however the Council reiterates that the site has not been used as a nursery for several years therefore this comment is invalid. There will inevitably be an increase in traffic movement and not just cars but large vehicles towing large caravans.
- Equestrian use is mentioned several times in the Supporting Statement, however there is absolutely no clarification as to what that actually means. Questions must be asked of the applicant for further information/clarification on this aspect of the application.
- There is no mention in the documents submitted that the site owner will be applying for a holiday park/caravan license and the Council notes this has already been raised within the correspondence from Housing Services.
- This application (if granted) is likely to have a detrimental effect on residents and the community.
- The Council is of the opinion that the application site is outside of the village confines.
- There is great concern among the community regarding this application, concerns the Parish Council fully shares.

The Parish Council urges the Planning Authority to seriously consider its comments and that of residents and refuse this application.

4.7 TM/23/01111/RD - Land South West Of London Road And West Of Castor Park

Details of Condition 5 (part i) (Archaeological field evaluation) and 6 (fencing) pursuant to Planning permission TM/19/00376/OAEA Outline Application permission for a residential scheme of up to 106 units, associated access and infrastructure

It was **Agreed** to note the Condition

4.8 TM/23/01120/LDP - 15 Greenfield Close Eccles

Lawful Development Certificate Proposed: Vehicle hard standing and a vehicle crossover/drop kerb.

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

4.9 TM/23/01124/FL - 2 - 4 Forstal Road Aylesford North

Change of use of ground floor premises from Commercial Class E to Residential Class C3, to convert tearoom to single dwelling with alteration to rear elevation and internally.

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

4.10 TM/23/01126/TPOC - Land Rear Of 57 Walsham Road Walderslade

1 x Willow- Re coppice over stood multi-stemmed. Tight forks at base with included bark that overhang property. Standing in Woodland W6 of Tree Preservation Order

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

4.11 TM/23/01156/FL - Sainsburys Mills Road Quarry Wood Industrial Estate Aylesford South

Erection of plant on the roof of the existing store

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

4.12 TM/23/01161/FL - 164 Woodlands Road Ditton Aylesford South

Single storey rear extension and conversion of garage with garage roof lifted by approximately 250mm

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

4.13 TM/23/01188/FL - 79 Hallsfield Road Chatham, Blue Bell Hill

Extend roofline with rooflight windows to front and rear to create more storage in loft space.

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

4.14 TM/23/01195/FL - Land Adjoining Aylesford Rugby Club Ferryfield, Hall Road Aylesford South

Section 73 application for the variation of condition 06 (drainage) of planning permission TM/21/02133/FL to enable the approved parking area (Phase 1) to proceed.

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

4.15 TM/23/01239/CR3 - St Peters Church of England Primary School Mount Pleasant Aylesford North

Consultation by KCC: Construction of a single-storey extension to the south elevation and construction of a single-storey extension to the north-east elevation (KCC/TM/0063/2023)

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

5. Any Other Correspondence

Bushey Wood Appeal

The Clerk informed members that a letter had been received from TMBC informing the council that Trenport have submitted an appeal against them to the Planning Inspectorate for non-determination. A local Public Inquiry will now be held which will start on 17 October 2023.

Bushey Wood

The Clerk informed members that taking on board Councillor Dave Davis comments at Full Council regarding the Parish discussing what it does and does not want from this application to get the best outcome for residents if this proposal is granted, that they start to have those discussions. It was **Agreed** that the three Eccles Ward Members, Councillors, Beadle, Gledhill, and Rowe will meet in the first instance and then report back to this committee. The Clerk offered the use of the meeting room in the Parish office.

It was **Agreed** this will be put back on the agenda when appropriate.

6. Duration of Meeting

7.30pm to 7.56pm