

AYLESFORD PARISH COUNCIL

Tuesday 6 October 2015

PLANNING COMMITTEE MINUTES

Present: Cllrs Wright (Chairman), Balcombe, Elvy, Mrs Gadd, Hammond, Rillie, Shelley, Smith, Winnett, Gledhill

In attendance: Mr Harris, Clerk Mrs Collier, Deputy Clerk

Apologies: Cllrs Ambrose, Base, Mrs Brooks, Ms Dorrington, Walker

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1. Declarations of Interest - There were no declarations additional to those contained in the Register of Members Interests.

2. Apologies

Apologies from Cllrs Ambrose (holiday), Base (business trip), Mrs Brooks (care of elderly relative), Ms Dorrington (ill), Walker (TMBC Meeting) were noted and reasons accepted.

3. PLANNING APPLICATIONS

1. TM/15/02167 **Land West of Lake Road Roundabout, Mills Road, Quarry Wood**
Erection of building for use within Classes A1 and/or A3 and/or A5 along with external seating and re-configured car parkings. Additional information received re parking.

Parish Council Comments: Following the presentation to the Parish Council by Crown Estates which clarified their proposals for the site and in particular the parking provision within this area and the site as a whole, the Parish Council concerns were alleviated and therefore it withdraws its objection.

2. TM/15/02204 **50 Mackenders Lane, Eccles**
Erection of one new 2 bedroom single storey dwelling with parking and access. Amended plans received providing details of garage and revised certificate of ownership regarding land adjacent to highways dated 7.9.15

Parish Council Comments: No objection

3. TM/15/02697 **20 Falkland Place, Chatham**
Reduce back to boundary line overhanging branches and foliage up to a height of 5 metres from ground level along left hand side and rear boundary lines insuring a minimum of 1.5 from any building.

Parish Council Comments: No objection

4. TM/15/02699 **26 Locksley Close, Chatham** Tree work

Parish Council Comments: No objection

5. TM/15/02700 **11 Falkland Place, Chatham** Tree work

Parish Council Comments: No objection

6. TM/15/02757 **Land at 203 London Road and 16 Hermitage Lane, Aylesford**
Details of external lighting re condition 16 of TM/13/02637. Demolition of bungalows and redevelopment of retail units

Parish Council Comments: No objection

7. TM/15/02698 **Land Adjacent 52 and 56 Hallsfield Road, Blue Bell Hill**
Tree work

Parish Council Comments: No objection

8. TM/15/02707 **Little Acre, 10 Warren Road, Chatham**
Rear conservatory

Parish Council Comments: No objection

9. TM/15/02730 **1 High Street, Aylesford**
Sycamore – Remove lower branches. Ash – reduce size. Willow – pollard

Parish Council Comments: No objection

10. TM/15/02750 **127 The Avenue, Aylesford**
Silver birch – Fell (overhanging neighbours garden and footpath)

Parish Council Comments: No objection

11. TM/15/02811 **2 Toddington Crescent, Chatham**
Single storey side and rear extensions to a semi-detached bungalow

Parish Council Comments: No objection

12. TM/15/02840 **192 Woodlands Road, Aylesford**
Coppice ex twin stemmed chestnut and 1 single stemmed chestnut

Parish Council Comments: No objection

13. TM/15/02875 **222-224 Bull Lane, Eccles**
Change of use of the existing building from offices/workshop to seven self-contained flats

Parish Council Comments: Strong objection. The Parish Council objects to this planning application on the grounds that the parking plan for this proposal is not adequate to meet the parking requirements for this type of development for the following reasons:

1. *All the parking spaces are accessed by crossing over a pavement from an existing busy road and over an extremely well-used pavement, particularly by children seeking to cross the road to the recreation ground and accessing the Church Hall where the pre-school is held.*
2. *The 3 parking spaces on the Cork Street side of the development are not big enough to prevent vehicles parking in these spaces from occupying part of the pavement thereby restricting the movement of pedestrian users of this busy thoroughfare.*
3. *There is no capacity for any additional parking in the roads in the area caused by this development whether 1 vehicle or the more likely scenario of 4 to 5 extra vehicles. The roads to which these vehicles would seek to park are already not able to deal with the existing volume of vehicles seeking to park in this area, particularly at night time, which has resulted in both emergency and service vehicles not being able to access these roads when needed.*
4. *There appears to be no provision of 14 wheelie bins and 7 green boxes.*

14. TM/15/02976 **St Albans Church, Robin Hood Lane, Blue Bell Hill**
Remove 5 lowest western limbs of Pine tree due to low level encroachment towards church building

Parish Council Comments: No objection

15. TM/15/02988 **144 Robin Hood Lane, Walderslade**
Proposed single storey side extension

Parish Council Comments: No objection

4. ANY OTHER BUSINESS/CORRESPONDENCE

1. TM/15/02159 **9 Robson Drive, Aylesford** – Demolition of bungalow. Redevelopment with 4 hours. Additional copies of letters of objection from local residents. *Mainly concur with Parish Council comments already submitted that we would wish to see the proposed development match the existing street scene.*

2. TM/15/02550 **21 Papion Grove, Walderslade** – Fell 2 birch trees. Parish Council objected as Tree Officer advised they were not dangerous. TMBC have granted consent provided replacement trees are planted and have further agreed they do not have to be on the resident's property.

Local Members agreed they would not wish to see additional trees planted in Tunbury Recreation Ground. They suggested Taddington Wood as a possible site.

3. TPO made on trees at **Sarsen Heights, Tunbury Avenue, Hepplewhite Mews and Catkin Close**. *Noted.*

4. TMBC Local Development Plan – Call for Sites.

The Clerk distributed a map showing the result of the TMBC “call for sites” process undertaken as part of the Local Plan which showed a significant number of proposed sites for Aylesford Parish particularly around Eccles, Aylesford village and Hermitage Lane. He also distributed a schedule setting out who had identified these sites for potential development.

He indicated that the next stage was that each site would receive a technical evaluation by TMBC before a formal consultation took place early next year. The position was noted.

5. TMBC Area Planning Committee Future Structure

The Clerk informed the committee that he had become aware that the TMBC Cabinet was considering a recommendation from the Overview and Scrutiny Committee to disband the area planning committee structure and replace it with a single planning committee. He also reported that a significant number of Parish Councils had written to TMBC expressing their concern about this proposal and requesting the retention of the area planning committee structure. They also expressed their concern over the lack of consultation on this proposal.

The committee considered the report of the Clerk and agreed to write to TMBC expressing its concern that consideration is being given to this very significant change in the way planning is dealt with by your authority without

- a) seeking the views of all statutory consultees including Parish Councils on whether there is a need for change; and
- b) detailed consideration being given as to how the views of both local ward members and Parish Councils can be fed into the decision making process of the single planning committee.

The committee also felt that in the absence of any consultation and no information regarding the need for change the Council would wish to see no change to the current system of Area Committees. It was also of the view that if the Borough Council wished to take this matter forward that a proper consultation, on the basis suggested above, was held with Parish Council's and that in undertaking this consultation the Borough Council had no predetermined view on its outcome.