

AYLESFORD PARISH COUNCIL

TUESDAY 3 DECEMBER 2013

PLANNING COMMITTEE MINUTES

Present: Cllrs Wright (Chairman), Ambrose, Balcombe, Base, Elvy, Mrs Gadd, Gledhill, Green, Rillie, Smith, Tiller, Winnett

In attendance: Mr Harris, Clerk Mrs Collier, Deputy Clerk
Mr and Mrs Culver 7.30-8.00pm

Apologies: Cllrs Mrs Brooks, Ms Hurley

1. **Declarations of Interest** – There were no declarations additional to those contained in the Register of Members' Interests.
2. **Apologies** – Noted.

The Chairman acknowledged the attendance of Mr and Mrs Culver who have requested the the opportunity to address the meeting with further information in respect of their application no. 6 below – 84 Collingwood Road. Members agreed to this.

Mrs Culver stated that their intention is to provide a 'glamping' (glamorous camping) facility on their land opposite their house. They would like to welcome tourists to the local area with an outdoor experience with home comforts. The site is currently a paddock with an old wooden stable which would be replaced with a shower/toilet block. There would be minimal impact on the site and is not overlooked. There would be four accommodation units, all of a temporary structure nature - two tents and two shepherd huts - each aimed at accommodating couples and therefore only a maximum of four cars using the local roads at any one time. Mr and Mrs Culver intend to increase their voluntary financial contribution towards maintenance of the unadopted roads in Kits Coty. Accommodation would be self catering and it is therefore hoped the local economy would also benefit. Site would be open April to September. They have no intention of expanding the business beyond four units, their business plan only includes expansion of their occupancy rate from an initial 20% to 60%. They will be advertising with a web site, in camping magazines and in conjunction with local businesses. They have never had any problems with traveller invasions in the area but the site will continue to be gated and padlocked. It will return to paddock use in the winter. Mr and Mrs Culver consider the application will not encroach on the beauty of the local area, will blend in and bringing visitors to the area could have a positive effect on the local economy.

Mrs Culver thanked Members for the opportunity to speak and took questions from those present.

Mr and Mrs Culver then left the meeting having been invited to ring the Parish Office the next day for the Parish Council's response.

3. APPLICATIONS

1. TM/13/02374 **Phoenix House, Forstal Road, Aylesford**
Erection of 3 no. light industrial units with associated turning and parking area.
Also attached local resident's concerns

Parish Council Comments: No objection. Aylesford Parish Council would welcome consent for the former footpath leading to the river towpath to be re-opened for public use.

2. TM/13/02650 **522 Maidstone Road, Chatham**
Proposed two storey rear extension, side extension and internal alterations. Amended plans received – amended side elevation and site plan.

Parish Council Comments: No objection

3. TM/13/03097 **Hermitage Lane, Aylesford**
Outline application for the erection of residential development with access

*Parish Council Comments: Original response was no objection. Amended 12 November to:
Objection: Hermitage Lane will not be able to cope with the additional traffic. Other developments already planned in the area and the cumulative effect will be too much for the road layout. Noted for the minutes/record.*

4. TM/13/03179 **49 Walsham Road, Walderslade**
Gean (wild cherry) – Crown lift to 3m and reduce overall crown by 25%. Description amended.

Parish Council Comments: No objection

5. TM/13/03236 **302 Robin Hood Lane, Blue Bell Hill**
Demolition of existing detached bungalow and erection of new 3 bedroom detached house and landscaping

Parish Council Comments: No objection

6. TM/13/03354 **84 Collingwood Road, Aylesford**
Change of use of land for the siting of four temporary structures including tents and shepherd's huts and the construction of a shower block for use for tourist purposes

See above for additional information from applicant.

The following response was proposed:

Parish Council Comments: Aylesford Parish Council would have no objection to the proposed development provided that there is a condition or agreement with the applicant that removes the permitted development rights for the site, thereby preventing any future expansion of the business including caravans. The Council would also wish to see a condition preventing any future increase in the number of shepherd huts and tents proposed.

*After a vote of 6 for, 3 against and 3 abstentions, this response was **agreed**. It was noted that Blue Bell Hill members present voted against the response.*

7. TM/13/03356 **Holtwood Farm Shop, 365 London Road, Aylesford**
Advertisement consent for 3 no. fascia signs

Parish Council Comments: The size of these signs is unsightly and out of keeping. We have no objection to the original Holtwood Farm Shop sign. Other signs should be of similar proportions.

8. TM/13/03405 **19 Marlow Copse, Walderslade**
The felling of one silver birch tree in garden

Parish Council Comments: No objection

9. TM/13/03407 **2B Elm Walk, Aylesford**
Pitched roof front extension and conversion of garage to habitable rooms plus extension of block paved driveway

Parish Council Comments: No objection

10. TM/13/03430 **9 Brassey Drive, Aylesford**
Fell trees 1, 2 3 and 5 causing damage to drains

Parish Council Comments: No objection subject to Tree Officer approval.

11. TM/13/03436 **21 Marlow Copse, Walderslade**
Fell two silver birch (concern that trees could fall on house)

Parish Council Comments: No objection

12. TM/13/03441 **Petts Farm, Rochester Road, Burham – 2 applications**
Conversion of existing oast house and cottage to single dwelling including alterations to building.
Erection of garage/cart shed and store and related works

Amendment: Increase in size of residential curtilage

Parish Council Comments: No objection

13. TM/13/03476 **37 Sycamore Drive, Aylesford**
Single storey rear extension

Parish Council Comments: No objection

14. TM/13/03493 **Unit 3, South Aylesford Retail Park, Quarry Wood, Aylesford**
Sub division of premises to create a new unit to be used as a café within Class A3 and/or Class A1 along with external seating area, erection of a mezzanine floor within retained retail unit and alterations to the external appearance of the building

Parish Council Comments: No objection

15. TM/13/03510 **25 Gorse Crescent, Ditton, Aylesford**
London Plane (T1) – Pollard at previous pollard points, approximately 4.5 metres above ground level

Parish Council Comments: No objection. Noted – application has now been withdrawn.

16. TM/13/03520 **25 Holtwood Avenue, Aylesford**
T1: Sycamore – Reduce and thin out (potentially too large for situation)

Parish Council Comments: No objection

17. TM/13/03526 **Unit 1, South Aylesford Retail Park, Quarry Wood, Aylesford**
1 no. non-illuminated sign

Parish Council Comments: No objection

18. TM/13/03540 **6 Hawthorns, Walderslade**
T1 Silver birch – crown reduce by 30%; T2 Silver birch – fell (suppressed/slender form); and
Leyland Cypress hedge – reduce height and side up

Parish Council Comments: No objection

19. TM/13/03673 **46 Woodbury Road, Walderslade**
Prune sweet chestnuts by 20% and remove storm damaged branches

Parish Council Comments: No objection

20. TM/13/03704 **37 The Avenue, Aylesford**
Fell mature beech severely affected by root decaying fungus

Parish Council Comments: No objection

4. DETERMINATIONS

Applications withdrawn:

TM/13/0095 – 11 Holtwood Avenue, Aylesford – Demolition of garage and extension

TM/13/01510 – Aylesford Nursery, Rochester Road, Aylesford – Reserved matters re details of layout etc.

TM/13/02463 – 9 Sedley Close, Aylesford – Construction of 1 residential unit

TM/13/003075 – 13 Brassey Drive, Aylesford – Dismantle Thuja variegated

TMBC Refused:

TM/13/02328 – Unit 1, South Aylesford Retail Park – Retention of single non illuminated sign

5. ANY OTHER BUSINESS/CORRESPONDENCE - Available at meeting and in the Parish Office

1. TMBC – Planning Enforcement Investigation – 78 High Street, Aylesford – Unauthorised building work to form raised platforms. *Noted.*

2. East Malling & Larkfield Parish Council – Copy of their objection to TM/13/03147 – Development of land east of Hermitage Lane – potential traffic implications of this and other planned developments in the area. *Noted. This concurs with APC's comments.*

There being no further business, meeting closed at 8.27pm.