



AYLESHAM PARISH COUNCIL

Notice of Meeting

Minutes of the Planning, environment & Transport (including Aylesham development) Committee Meeting held on **Thursday 7th December 2020** at **19:00pm**

SUBJECT TO CONFIRMATION AT THE NEXT MEETING

1. Those present

J.Pout, (Chair), M.Townsend, V.Thomas, I.Thomas, D.Fleck, K.Razzell (clerk), N.Purcell (Acting Assistant Clerk)

2. Apologies

S.Bott at another meeting. K.Sutcliffe (Unwell) B.Oliver (Work Commitments)

Resolved: M.Townsend proposed the apologies are accepted, I.Thomas seconded.

Outcome: all in favour, motion carried

3. Declarations of Interest

None

4. Public Representation (notified to Clerk in advance of the meeting)

None

5. Minutes from Previous Meeting & Matters Arising

5.1 It was proposed by I.Thomas, seconded by M.Townsend and **RESOLVED** that the minutes from the previous meeting held on 19th November 2020 are a true and accurate record.

Outcome: All in favour, motion passed.

Matters Arising:

5.2 Planning Reference 20/01179D. D.Fleck noted that the application for Willow House. It was stated by the applicant at the meeting that PROW support the application, but after looking at the documentation, PROW actually made no comment.

5.3 The Amazon 'drop off box' outside the Co-Op was given a permit by KCC to have it located there.

5.4 Network Rail works are ongoing, no update.

6. Planning Application Updates

6.1 2000811- 12 Primrose Gardens.

Was previously rejected with no apparent report. Since this there has been a documentation update. J.Pout quoted a section of the report: *“The application was rejected on the grounds of a combination of bulk, height, location, orientation and design detail, which would introduce design features that are alien for the host property, constituting an in-congress addition detrimental to the character and appearance of the property, Primrose Gardens and Cherry Blossom Street scenes and immediate area.”*

7. Dover District Council Planning Reference: 20/00416

Proposal: Reserved matters application Phase 2B (parcel 9) for 48 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance, together with details for conditions 57, 63, 64, 72, 87, 88, 89, 90 and 93 pursuant to planning permission DOV/19/00821

Location: Phase 2B (parcel 9) , Aylesham Village Expansion , Aylesham,

Comments: M.Townsend- Concerns over the terminology used to describe the hedgerow in the application. It is arguably not a hedgerow as primarily overgrown trees. The fence is in a bad state. M.Townsend also raised concerns about the future use of the large building as there doesn't appear to be any restrictions on the use of the building.

J.Pout updated the committee that the Environmental report stated that the plans were satisfactory, however this seems to conflict the presented drawings and still leaves concerns regarding the noise and odour pollution in the development. I.Thomas expressed concerns of overcrowding and car parking. J.Pout noted that documents have been added in September 2020, which was after the committees last meeting on the matter which was in June 2020- need to raise with DDC as to why this happened.

Resolved: M.Townsend proposed that the committee raise the following points:

- Agree with the KCC holding objection
- Do the environmental implications fit with the designs produced?
- Communicate with the KCC highways regarding parking and visibility.
- Concerns over the impact of future changes to the use of the factories.
- Why are the site plans coloured for Station Field included in this application?

I.Thomas seconded.

Outcome: All in favour, motion carried.

8. Dover District Council Planning Reference: 20/01087

Proposal: Erection of front and rear dormer windows to facilitate loft conversion

Location: 40 Newman Road, Aylesham, CT3 3BY,

Comments: J.Pout, commented that not all the information is included in the plan at the moment, so unsure how the committee can comment?

Resolved: I.Thomas proposed that there is insufficient information on the application to be able to pass comment at this time. V.Thomas seconded

Outcome: all in favour, motion carried.

9. Terms of Reference

Changed the wording as previously agreed. Need to decide if a standing or sub-committee. K.Razzell read the advice from KALC which advised that the committees practice is in line with a standing committee, and elections are to be held at the Annual Parish Meeting. Autonomy is with the committee but any matter deemed significant enough is to be discussed at full council.

Resolved: M.Townsend propose that that the committee adopt the terms of reference and to agree that the committee is a standing committee. I.Thomas seconded.

Outcome: All in favour, motion carried.

11. Dover District Council Local Plan

DDC are keen to hear public comments. Consultation is open at the end of Jan which does not give much time to get the community involved. This is significantly important to the village, as will influence the development of the village for the next 20 years.

There are many matters within the document that will significantly impact the village. There appears to be a drive to put more houses in the village but not a lot of attention to the infrastructure.

J.Pout suggested that the council form a sub-committee with representatives from different community structures in the village to support the distribution of information to the wider community and allow the opportunity to comment. Clerk advised to hold an extraordinary meeting to discuss this specifically.

Resolved: I.Thomas proposed that an extraordinary meeting is held on Monday 4th January 2021 at 19:00 to discuss and agree the formation of a sub-committee to oversee the local plan. M.Townsend seconded.

Outcome: All in favour, motion carried.

Meeting ended 20:22