



AYLESHAM PARISH COUNCIL

Minutes of the Planning, environment & Transport (including Aylesham development) Committee Meeting held on Thursday 10th June 2021 at 18:30pm at Aylesham House

SUBJECT TO CONFIRMATION AT THE NEXT MEETING

1. Those present

J.Pout (committee chair); L.Prescott, K.Sutcliffe; M.Townsend; B.Oliver; Acting Assistant Clerk N.Purcell (via Zoom)

2. Apologies

None

3. Declarations of Interest

None

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

None

5. Minutes from Previous Meeting & Matters Arising

Resolved: It was proposed by B.Oliver and seconded by K.Sutcliffe that the minutes of the previous meeting held on the 29th April 2021 are a true and accurate record.

Outcome: 4 votes in favour, 1 abstention. Motion carried

There were no matters arising from the previous minutes.

6. Planning Application Updates

21/01484- 10 Lamplight Gardens Aylesham CT3 3GP appeal upheld- Allowed with conditions

7. Dover District Council Planning Reference: 21/00727

Proposal: Erection of a rear extension which would extend beyond the rear wall of the original house by 5.5m, for which the maximum height would be 2.99m

Location: 17 Dorman Avenue North, Aylesham, CT33BP

No comments

8. Dover District Council Planning Reference: 20/01187/A

Proposal: To increase extension by 0.300mm

Location: 4 Aylesham Road, Snowdown, CT15 4JN

No comments

9. Dover District Council Planning Reference: 21/00758

Proposal: Approval of reserved matters application Phase 2B Parcel 4 (and including SIC areas 2B.2 and 2B.3) for 40 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance, together with details for conditions 2, 6, 7, 10, 21, 24, and 25 pursuant to planning permission 19/00821

Location: Phase 2b Parcel 4 (and residential access road 2b.2 & 2b.3) land for Aylesham village expansion north of Dorman Avenue North, Aylesham, Kent.

Resolved: It was proposed by B.Oliver and seconded by M.Townsend that Aylesham Parish Council **OBJECT** to the above application with the following comments:

- Unacceptably high density /over development of the site
The proposed development is over bearing, out of scale or out of character in terms of its appearance compared with existing development in the vicinity
- Increased traffic movement will put pressure on market square, whose road surface is already compromised with potholes and will likely get worse with this new development
- There is a worrying lack of infrastructure within the village, more is needed to support its current population
- The application contradicts Dover District Council's Saved Policies CP7 Green Wedges DM25 Development which would result in loss
- The application goes against national planning policy framework section 8. Promoting healthy and safe communities' Open space and recreation planning policies should be based on robust and up to date assessments of the need for open space.
- The proposed houses go beyond the current houses right up to the footpath which will impact the visuals of the street scene.
- The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners
- There are no speed restrictions which will discourage people from cycling and walking in the proposed 'shared space'
- Effect of the development on the character of the neighbourhood
- the first thing you will see on the approach is parking which is not in keeping with the rest of the neighbourhood
- This phase would destroy the original Abercrombie design of the village as Burgess Road and Bell Grove would no longer represent the shape of pit-head gear
- significant loss of green space
- There appears to be minimal consideration to the infrastructure around the village.
- Traffic surveys are not due to be completed until September 2021- so these will not have been considered in this plan
- Parking for plot 1 is going to be on a blind bend

- visitor spaces negatively impact green spaces
 - The number of trees proposed to be planted are approximately 20. DDC's own draft plan suggests a minimum of 2 per house yet this proposal would suggest 1/2 a tree per house?
 - concerns were raised about the proposed lane that runs behind plot 10 up to plot 17/18. It is very secluded and therefore raises safety concerns and potential opportunity for fly tipping.
 - There is a continued lack of reference to public rights of way in the new plans or their improvement.
 - The last application for this area received 198 comments demonstrating the community value this green space. Planning policy s8 paragraph 92 and s11 paragraph 20 state that applications should reflect changes in demand and also go against National Planning Policy Framework Section 8. Promoting healthy and safe communities' Open space and recreation Planning policies should be based on robust and up-to-date assessments of the need for Open Space
 - Concerns raised over the suggested fencing for plots 39/40- as these adversely affect the look of the green space.
 - the SUDS around the area will further decrease the size of the open green space
- Outcome:** All in favour, motion carried

10. Dover District Council Planning Reference:21/00849

Proposal: Erection of detached storage building

Location: Unit 4 Aylesham Industrial Estate, Covert Road, Aylesham, CT33EQ

Resolved: It was proposed by M.Townsend and seconded by B.Oliver that Aylesham Parish Council **SUPPORT** The above application and submit the following comment:

- Aylesham Parish Council are fully supportive of a local business expanding which will create more jobs. However, they would like to note their disappointment with KCC/Kent Highways having not upgraded the road surface which is already in poor condition and will subsequently get worse with the increase in traffic. Aylesham Parish Council strongly urge KCC/Kent Highways to repair the roads.

Outcome: All in favour, motion carried

11. Dover District Council Planning Reference: CON/20/01484/A

Proposal: 3- External Surface of doors

Location: 10 Lamplight Gardens

Resolved: It was proposed by B.Oliver and seconded by M.Townsend that Aylesham Parish Council submit no comment.

Outcome: all in favour, motion carried.

12. Dover District Council Planning Reference: 20/01470

Proposal: change of use to retail (use class E9a)) and installation of new shopfront (retrospective)

Location: 12a Attlee Avenue, Aylesham CT33BU

Resolved: it was proposed by M.Townsend and seconded by B.Oliver that the Parish Council submit no comment.

Outcome: All in favour, motion carried.

13. Dover District Council Planning Reference: 21/00409

Proposal: change of use from amenity land to garden

Location: 11 Cherry Blossom Way, Aylesham, CT33GS

Resolved: It was proposed by M.Townsend and seconded by B.Oliver that the Parish Council **OBJECT** to the above application and submit the following comments:

- The application would negatively impact the street scene of the cul-de-sac
- The visitor spaces present a hazard narrowing the road where cars park on the road
- The application would deter people from walking and cycling in the shared space with the associated hazards
- The application would create safety concerns for the shared space
- It sets a precedent for future applications

Outcome: All in favour, motion carried

14. Trees

14.1-Tree Preservation Orders

Discussion: It was noted that there are very few areas in the parish that currently have TPO's and nothing else is protected, which raises concerns with the amount of development proposed for the area. The ideal goal would be to get a TPO on every tree in the village.

Resolved: It was proposed by K.Sutcliffe and seconded by M.Townsend that the Parish Council look into gaining TPO's across the whole ward.

Outcome: All in favour, motion carried.

14.2-Funding

Discussion: there are lots of places that would benefit from tree planting in the area, and plenty of opportunities for this to be facilitated.

Resolved: It was proposed by M.Townsend and seconded by B.Oliver that The Committee look into funding options for tree planting.

Outcome: All in favour, motion carried.

15. Neighbourhood Plan/Parish Plan/Village Design Statement-

15.1-To gain councillor views and discuss in more detail the preferred option moving forward

Discussion: A Parish Plan appears to be more manageable and cost effective than the originally proposed neighbourhood plan. Although not statutory, DDC could use the information provided when considering future developments, therefore data is key for an effective plan.

There was a good response from the community regarding the Local Plan so it would be good to keep this going.

15.2-To discuss the formation of a working group/sub-committee

Resolved: It was proposed by B.Oliver and seconded by K.Sutcliffe that the clerks send an invitation to gauge interest in the formation of a working group/subcommittee to the following groups:

- Health Centre
- Both schools
- PSCO
- The Welfare
- Business network group
- Both Churches
- Workshop Trust
- Bechange
- The Ratling
- Aylesham 4 Aylesham
- Emily Barnes
- Gillies Coaches
- Co-Op
- Post Office

And any other businesses or groups that express an interest. The Committee can then assess the situation and set a date for a meeting.

Outcome: all in favour, motion carried.

16. AOB (for information only)

M.Townsend mentioned concerns about an on-going lighting problem and requested it be added to the next planning agenda for discussion.

Meeting ended at 20:14