

AYLESFORD PARISH COUNCIL

TUESDAY 13 NOVEMBER 2018

Commenced 7.30pm – PARISH OFFICE

ADDITIONAL PLANNING COMMITTEE

MINUTES

Present: Cllrs Balcombe (Chairman), Ms Dorrington, Elvy, Mrs Gadd, Gledhill, Ludlow, Rillie, Shelley

In attendance: Mr Harris, Clerk

Others: Cllr Walker, Borough Cllr Sullivan
8 Members of the Public

Apologies: Cllrs Kennedy, Smith, Winnett, Wright

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1. Apologies

Apologies noted and reasons accepted as follows: Cllrs Kennedy (unwell), Smith (holiday), Winnett (family commitment), Wright (holiday).

2. Declarations of Interest

There were no declarations additional to those contained in the Register of Members' Interests.

3. To consider, discuss and agree Aylesford Parish Council's response to the TMBC Draft Local Plan.

The Clerk reported to the committee that the Tonbridge and Malling Borough Council (TMBC) had agreed their Local Plan for submission to a Government Inspector. However there was an opportunity for the Council to make representations on the document which would be submitted to the Planning Inspector at the same time as the Plan.

The only representations that can be made on the Plan at this stage, has to be in accord with Government Regulations as set out in the National Planning Policy Framework namely have TMBC complied with its legal requirements, have TMBC cooperated with the other relevant bodies, and was the plan sound. In terms of the Plan it was important to note that in order to comply with Government rules the Council needed to identify a further 6534 dwellings in this plan which if not identified would mean that the Plan would not be approved. TMBC had identified in the Plan 6834 dwellings. Therefore if the Council wished to reduce the number of dwellings in its area it would be necessary for the Council to identify an alternative location otherwise the representation would not be given any weight when considered by the Government Inspector.

In respect of the specific sites firstly in terms of the strategic site at Bushy Wood this site had been safeguarded for development in the future as an Area of Opportunity in the Core Strategy, the current planning policy document for the provision of dwellings in the TMBC area. In the Plan this site has been highlighted for 900 dwellings in the lifetime of this Plan up to 2031 and a further 614 dwellings as an area of opportunity in the next Local Plan beyond 2031. The Clerk advised the committee that with the wording of

the Policy in the Core Strategy, which had been approved by a Government Inspector, that the Government Inspector considering this Plan will accept that the principle of development has been agreed and that his consideration will be about how many dwellings.

In respect of the other strategic site in the Parish namely South Aylesford the Clerk reported that agreement to this site would mean the loss of the green lung between Aylesford and the Medway Gap and Maidstone with this area currently protected in the Core Strategy as part of the Mid Kent Strategic Gap.

The Committee then considered the draft response prepared by the Clerk in which it was proposed that the number of dwellings at Bushy Wood be reduced to 750 and no further Area of Opportunity and that the South Aylesford site together with the Area of Opportunity at the East Malling Research centre be deleted from the Plan. It was suggested that the additional housing requirements could be accommodated at the Kings Hill site whilst still providing a green lung between that settlement and the Medway Gap and East Malling. The Committee agreed the response with the exception that it set the number of dwellings to be provided at Bushy Wood at 500.

The Committee agreed

1. That the draft response of the Clerk be agreed subject to the change that the number of dwellings at Bushy Wood be reduced to 500 and that a greater emphasis be put in the document about the deletion of the Site at the East Malling Research Centre as an Area of Opportunity.
2. That the Clerk be authorised to submit the revised document (**attached**) to TMBC following consultation with the Chairman of the Council.

There being no further business, meeting closed at 9.40pm.