

Minutes of the Environment Committee on 7 April 2014 at Tyland Barn, Sandling commencing at 8.34 pm.

Councillors present: Mrs W Hinder (Chairman), Mrs P Brooks, Mr P Dengate, Mr Bob Hinder, Mr D Hollands, Mrs A Spain, Mr A Springate, and Mrs M Waller together with the Clerk, Mrs K Macklin and two members of the public.

1. Declaration of Interests or Lobbying.

All members declared that they had been lobbied on MA/14/0387.

2. Apologies and absences

Cllr Ivor Davies (attending a KALC meeting on behalf of the parish council).

The meeting was adjourned at 8.35 to allow a resident to address members about application MA/14/0387, the meeting was reconvened at 8.40 pm.

3. Planning Applications and Appeals for Consideration.

3.1 MA/14/0213 Change of use from a mixed commercial/residential use for the barn and outbuilding; to residential for the barn retaining the existing commercial/residential use for the outbuilding at The Barn, Pollyfields Farm, Scragged Oak Road.

Noted. As only a small part of this site is within the Boxley Parish and as the access and egress is via Scragged Oak Road the parish council defers to the views of Detling Parish Council.

3.2 MA/14/0387 Erection of a single storey rear extension at Highmill, Tyland Lane, Sandling.

After lengthy discussion members **agreed unanimously:**

Wish to see refused and request the application is reported to the Planning Committee for the planning reasons set out below:

- *The development will adversely impact on neighbours due to loss of natural light to their property.*
- *The height of the development and the inclusion of a large domed roof light, almost at second storey height, would have an adverse impact on the quality of life of the neighbours as at night it could introduce unwanted light into the bedroom area of the property.*

A reduction in the height of the proposed development might make it more acceptable.

3.3 MA/13/2147 (amended details) Change of use and conversion of existing building to class D1 day nursery with outdoor play space and alterations to external appearance of the building, drop off/pick up area, turning and parking at Newnham Court Shopping Village.

Noted.

3.4 MA/14/0223 An application for a 12 x 6 catering unit on the car park outside the Harley Davidson showroom at Forstal Road, Aylesford.

Cllr Macklin raised concerns about the application. After consideration it was **agreed:**

Wish to see refused for the planning reasons set out below:

- *This is proposed to be a permanent fixture at the location and would have an adverse impact on the nearby residential dwellings.*
- *Adequate facilities are available within the immediate area, Cobtree Park having a café and street licences being awarded in the industrial area. The current refreshment facilities are all away from any residential dwellings.*
- *There is concern that this unit which is adjacent to the motor cycle showroom and to Forstal Road will attract many customers. Forstal Road serves the Aylesford industrial area and was never designed for the amount and size of the traffic that currently uses it. Large HGVs have difficult driving conditions on the narrow road and any additional hazards or distractions will have a highway safety impact.*

MA/14/0373 Advertisement consent for the installation of 10(no) internally illuminated fascia signs and 1(no) internally illuminated totem sign at Land at Eclipse Business Park.
Wish to see refused but not reported to the Planning Committee.
The reason for the signs is understood however it is felt that 10 internally illuminated signs, plus an internally illuminated totem sign is excessive for the site.
The M20 is now not illuminated at night and the impact, from sites situated adjacent to motorways and in the setting of the AONB, should be reconsidered with regards to night time light pollution originating from buildings and illuminated signs.

4. Next Meeting.

Next Environment meeting 10 March at Beechen Hall commencing at 7.30 p.m.

Meeting closed at 9.13 pm.

Signed as a correct record of the proceedings.

Chairman.....Date.....