



Aylesford Parish Council

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To All Members of the Planning Committee

You are summoned to attend a meeting of the Planning Committee to be held at Aylesford Parish Office, Aylesford on **Tuesday 1st September** commencing at 7:30pm

All Meetings are open to members of the public to observe.

AGENDA

1. Apologies

2. Declarations of Interests

3. Minutes of the last meeting held on Tuesday 4th August 2026.

4. Planning Applications

4.1 TM/26/01405/OB106D Former Somerfield Distribution Centre, Station Road, Aylesford South

Details of Viability Appraisal Update submitted pursuant to S106 Agreement on TM/17/03350/FL (Construction of 92 dwellings with associated parking, roads, landscaping and public open space (Revised scheme to that approved under application TM/13/03109/FL)

4.2 TM/26/01043/FL 304 Robin Hood Lane, Blue Bell Hill

Demolition of existing dwelling and erection of a 3 bedroom detached dwelling with associated parking (Self Build)

4.3 TM/26/01399/TPOC 191 Tunbury Avenue, Walderslade

2 x dead Silver Birch and 1 x Unidentified dead tree (applicants ref. T199, T201 and T200) - Remove/Fell. Standing in Woodland W7 of Tree Preservation Order

4.4 TM/26/01415/CAN Land Adjoining Terence Butler Avenue Off Anthony's Way Medway City Estate, Rochester

Consultation by Medway Council (MC/26/1399): Variation of condition 2 (approved plans) to allow a minor material amendment to planning permission MC/23/0763 to redesign the building from two storey to a single storey. Footprint and site layout are unchanged

4.5 TM/26/01430/RD 84 Mill Hall, Aylesford South

Details of condition 11 (Surface Water Verification Report) pursuant to planning permission TM/22/00701/FL Construction of 12no dwellings with associated access, parking, and landscaping

4.6 TM/26/01432/FL 176 Station Road, Aylesford South

Change of use of residential dwelling to HMO incorporating the conversion of existing garage to habitable rooms

4.7 TM/26/01454/TPOC Cobdown House, 548 London Road, Ditton

2 x Cluster of mature trees possible (Common Whitebeam) with what appear to be a small number of self-seeded saplings surrounding the base area. Remove trees. The trees appear mostly dead and at an angle away from the carpark. the reason for the works are, to extend the Annex car parking area slightly. Trees standing in A1 of TPO

4.8 TM/26/01490/EASC Land North of London Road and South of East Park Road and East of Coldharbour Lane, Aylesford South

Request for Screening Opinion under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to planning application 26/01349/FL: Erection of a Warehouse Club (Sui Generis) including, tyre installation and sales, a petrol filling station, car parking, accesses, landscaping, engineering and associated works

4.9 TM/26/01441/FL 48 York Avenue, Walderslade

Conversion of existing bungalow to a chalet bungalow, to include Front and rear extension and associated works

4.10 TM/26/01500/RD 84 Mill Hall, Aylesford South

Details of condition 6 (Verification Report) pursuant to planning permission TM/22/00701/FL (Construction of 12no dwellings with associated access, parking, and landscaping)

4.11 TM/26/01502/TPOC 20 Birch Crescent, Aylesford South

1 x dead Ash (shown in applicants photos) – Remove. Standing in Area A1 of Tree Preservation Orders 66/00011/TPO and 66/10020/TPO

4.12 TM/26/01431/TPOC 411 London Road, Aylesford South

12 x Leylandii (applicants ref. T1 to T12), Dense line of Leylandii Conifers (applicants ref. Grp 1) and 1 x Red Acer (applicants ref. T17) - Trim new growth by up to 300mm from crown height and sides as specified. 1 x Conifer (applicants ref. T13) - Trim new growth by up to 150mm from sides as specified. 1 x Conifer and 1 x Hinoki Cypress (applicants ref. T14 and T15) - Remove and replace these trees with a Drought tolerant Pine such as Pinus Heldreichii or similar. 2 x Maple and 1 x Sycamore (applicants ref. T16, T18 and T25) - Trim new growth by 1m from crown height and sides as specified. 1 x Juniper (applicants ref. T19) - Trim new growth by up to 250mm from crown height and sides as specified. 1 x Larch and 1 x Juniper (applicants ref. T20 and T21) - Trim dead branches by up to 1m. 2 x Leylandii (applicants ref. T22 and T23) - Trim new growth by up to 500mm from crown height and sides as specified. 1 x Leylandii (applicants ref. T24) - Trim new growth - reducing crown by 1m in height and by up to 500mm from sides as specified. 1 x Hawthorn (applicants ref. T26) - Reduce Crown in height by 2m and trim branches by 0.5-1m from sides as specified. All Standing in Area A1 of Tree Preservation Order reference 77/10066/TPO. Dense line of Conifers standing in neighbouring property to the rear [255 Woodlands Road] (applicants ref. Grp 2) - Trim new growth by 250mm on side of crown facing 411 London Road only as specified. Standing in Group G1 of Tree Preservation Order reference 92/10066/TPO

4.13 TM/26/01498/FL 1 Lord Lees Grove, Blue Bell Hill

Construction of additional parking area and 2x rising arm barriers

4.14 TM/26/01512/FL 301 Pratling Street, Aylesford North

Section 73 application to vary condition 2 (approved plans) Pursuant to planning permission TM/24/01788/FL Proposed removal of disused outbuildings and erection of a pair of semi-detached houses to match the existing listed pair (resubmission of expired application TM/20/01109/FL. To amend dwelling designs incorporating new drawing

4.15 TM/26/01542/FL 41 Hill Chase, Walderslade

Single storey side and rear extensions

4.16 TM/26/01547/FL 11 Farm Road, Walderslade

Extension to existing garage and relocation of boundary fence. New driveway and drop kerb to front of property

4.17 TM/26/01547/FL 49 Hallsfield Road, Walderslade

Details of conditions 5 (Operational management plan), 7 (Privacy Screening), 8 (Waste storage) and 9 (External lighting) pursuant to planning permission TM/25/00855/FL (Ground floor rear extension and retrospective change of use from use class C3 residential dwelling to C2 residential institution designed to provide accommodation and personal care for up to five individuals)

4.18 TM/26/01566/NMA The Farmhouse, 244 Bull Lane, Eccles

Non-Material Amendment to planning permission 21/02748/FL (Retention of the existing dwelling and the erection of 3 No. additional dwellings with amenity space, parking, landscaping and access). For minor amendment to the location of the approved parking spaces and a minor change to the configuration of the turning area

4.19 26/01591/FL Unit 9 South Aylesford Retail Park, Quarry Wood Industrial Estate, Aylesford South

Installation of a delivery hatch

5. TMBC – Parking Action Plan

Robin Hood Lane (northern section) Request received by local resident to extend the single yellow lines into the southern cul-de-sac due to obstructive parking taking place.

6. Any Other Correspondence

MRandall

Melanie Randall
Clerk & Responsible Financial Officer

Date: 27 August 2026