



Aylesford Parish Council

23 Forstal Road, Aylesford, Kent, ME20 7AU

Tel: 01622 717084

Email: clerk@aylesford-pc.gov.uk

Website: aylesford-pc.gov.uk

To All Members of the Planning Committee

You are summoned to attend a meeting of the Planning Committee to be held at Aylesford Parish Council Office, Aylesford on **Tuesday 6th October 2026** 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 15th September 2026.

4. Planning Applications

4.1 TM/26/01673/TNCA Sussex House 409 London Road, Ditton

Line of Conifer trees (1 to 8 of applicants rear garden plan and photos 1 and 2 of the applicants annotated photos received on the 25th February 2026) - Lift the crowns of this line of trees by up to 1m. 1 x Conifer (9 of applicants rear garden plan and photo 3 of the applicants annotated photos received on the 25th February 2026) - Trim only the lateral branches as indicated on annotated photo. (Mixed species Conifer and other evergreen hedge (1 to 8 of applicants front garden plan and photo 6 of the applicants annotated photos received on the 25th February 2026) and Conifer hedge (10 of applicants rear garden plan and photo attached to email dated 20th August 2026) - Trim the regrowth from previous works to the conifers/evergreens whilst leaving sufficient green growth to maintain a green top and face without cutting into old bare brown wood. Laurel (photo 5 of the applicants annotated photos received on the 25th February 2026) - Trim.)

4.2 TM/26/01649/RD Land East of Aylesford Priory and West of 115 Rochester Road, Aylesford North

Details of Condition 3 (Travel Plan) submitted pursuant to planning permission TM/26/00286/FL (Retrospective change of use of existing land for the use of covered area for dry log storage, and open area for sorting of logs class B8 open storage)

4.3 TM/26/01660/RD Land Rear Of 87 To 91 Mackenders Lane, Eccles

Details of condition 19 - part C (Archaeological Investigation) pursuant to planning permission TM/25/00040/FL Demolition of existing polytunnel and outbuildings and construction of 3 No. detached dwellings

4.4 TM/26/01653/RD Cobdown Sports Ground Station Road, Ditton

Details of Condition 19 (External lighting plan) submitted pursuant to planning permission TM/25/01319/FL (Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plant)

4.5 TM/26/01670/RD Cobdown Sports Ground Station Road, Ditton

Details of Condition 12 (Biodiversity plan) and 13 (Habitat management and monitoring plan) submitted pursuant to planning permission TM/25/01144/PA (Re-laying of 1 no. grass pitch into a new hybrid football pitch with associated infrastructure, installation of internal and external boundary treatment, and associated hard and soft landscaping)

4.6 26/01679/FL 29 Gorse Crescent, Aylesford South

Demolition of porch and construction of new porch

4.7 26/01674/FL 13 Birch Crescent, Aylesford South

Demolition of existing porch, construction of two storey front extension, fenestration alterations, partial Garage conversion and internal alterations

4.8 TM/26/01697/FL Telephone Exchange, High Street, Aylesford North

Proposed 10.0m sub tower to be installed on proposed steel grillage complete with new headframe supporting 9 antennas, to include 1no. dish, 3 no ancillary equipment

4.9 TM/26/01702/FL 10 Yew Tree Close, Aylesford South

New front porch and single storey rear extension

4.10 TM/26/01715/FL 36 Gorse Crescent, Aylesford South

Erection of a first-floor side and erection of a single storey rear extension

4.11 TM/26/01725/RD Royal British Legion Industries Hall Road Aylesford South

Details of condition 4 (CEMP) pursuant to planning permission TM/25/00382/FL Demolition of existing building and structures to provide 1no. warehouse building within a flexible B2 / B8 Use Class (General Industrial / Storage and Distribution), together with open storage (Use Class B8), alongside associated landscaping, parking and servicing, and other infrastructure

4.12 26/01648/FL 48 Sycamore Drive, Aylesford South

Single storey side extension

4.13 26/01589/FL 18 Sheraton Court, Walderslade

Small single storey extension to rear and existing conservatory upgraded

4.14 TM/26/01676/FL The Farmhouse 244 Bull Lane, Eccles

Erection of 4 no 3- bedroom semi-detached houses with amenity space, landscaping and access

4.15 TM/26/01726/RD Land Rear of 148 Common Road, Blue Bell Hill

Details of condition 3 (CEMP) 4 (Landscaping) Pursuant to planning permission TM/22/02076/FL Conversion of 2no. existing workshops, store and stables to enable the creation of 5no. single storey dwellings (1 no. 2 bed and 4 no. 3 bed), as well as the demolition of a store, tack room and store/ WC, and formation of an orchard/ woodland trail and pond on land currently used as a paddock and menage at 148 Common Road

4.16 TM/26/01728/TPOC Aylesford Quarry Rochester Road, Aylesford North

1 x Ash (applicants ref. T06) - Remove 1 x pendulous limb growing at 5m above ground level to west. Prune back western section of canopy by approx 3m as specified, (Sever Ivy and deadwood). 1 x Sycamore (applicants ref. T07) - Prune back western side of canopy by approx 2m as specified, (Sever Ivy and deadwood). 1 x Ash (applicants ref. T08) - Pollard both stems at approx 4 - 5m from ground level retaining as habitat poles. 1 x Sycamore (applicants ref. T11) - Reduce southwestern side of canopy by no more than 4m (retaining 6m), (Sever Ivy and deadwood). 1 x Field Maple (applicants ref. T12) - Prune back limb touching garage to give 1m clearance as specified. (21 x dead Elm, 1 x dead unidentified tree, 2 x dead Elm stems and 1 Group of dead Elm in fenceline (applicants ref. T03, T14, T15, T17, T19, G02, G03, G04, G05, G06, G07 and G08) - Fell. 1 x dead Hawthorn (applicants ref. T09) - Fell/pollard as specified. 1 x Maple, 3 x Ash, 3 x Elm and 1 x Sycamore (applicants ref. T01, T02, T16, T18, T20 and G01) - Remove deadwood only. 1 x Ash (applicants ref. T10) - Remove deadwood and Sever Ivy only. 1 x Field Maple (applicants ref. T13) - Remove dead sections of canopy as specified.) All standing in Woodland W1 of Tree Preservation Order

4.17 TM/26/01750/AGN Finch Manor Farm Pilgrims Way, Aylesford North

Prior Approval Notification under Schedule 2, Part 6 for the erection of a steel frame barn for Agricultural use

4.18 TM/26/01755/FL 22 Birch Crescent, Aylesford South

Construction of a studio outbuilding in rear garden

4.19 26/01782/FL Development Site Eastern Part of Former Aylesford Quarry, Aylesford North

Continuation of temporary vehicle storage until 31st December 2027

5. Any Other Correspondence

Councillor Sharp to give an update on the TMBC Local Plan Regulation 19 Consultation

M Randall

Melanie Randall
Clerk & Responsible Financial Officer

Date: 1 October 2026