

REPORT TO AYLESFORD PARISH COUNCIL 14th January 2025

By the Tonbridge and Malling Borough Councillors for

Aylesford North and North Downs Ward
Councillors Dave Davis, Alex McDermott and Roger Dalton

Aylesford South and Ditton Ward
Councillors Rob Cannon, Steve Hammond and Colin Williams

Walderslade Ward
Councillor Des Keers

ALL WARDS ITEMS

LOCAL PLAN -RUN UP TO REGULATION 18B CONSULTATION

1. Just before Christmas, TMBC received the government's changes to the National Planning Policy Framework (NPPF). This is fundamental to getting the next Regulation 18 consultation out, which is called 18b, to differentiate from the last Regulation 18 consultation. Consultations are important and the last one will have significant input to the next one.
2. We cannot say when the Regulation 18b will be. This is totally dependent on the fine detail of the new NPPF, which is being studied by our planning officers now, but it will be several months before this critical consultation.
3. Last month's Housing and Planning Scrutiny Select Committee passed some key aspects of the Local Plan process and critically:
 - a. Annex 1. The Engagement and Consultation Strategy.
 - b. Annex 2. TMBC Member, Officer and Parish Council Engagement Plan.
4. The whole of this HPSSC Item is an attachment to this report.
5. Your Council will be involved as indicated in Annex 2 above and this will be part of future Parish Partnership Panel meetings. You may wish to make your own plan for this consultation and to take it out to your residents. It is of critical importance to Tonbridge and Malling Council and to our own residents.

DEVOLUTION AND LOCAL GOVERNMENT ARRANGMENTS

6. On the 16th December, the Government published its English Devolution White Paper. This is a major piece of legislation that will fundamentally change local government in England. There are key decisions to be taken by KCC in the next few days and we will report further in future reports.

AYLESFORD NORTH & NORTH DOWNS ISSUES

LAND AROUND ECCLES

7. At your last meeting, we reported on the meeting with a group of concerned Eccles residents to form a working group to determine the wishes of the village as the development takes place.
8. We are hoping to get the next meeting of this group towards the end of this month.

ENFORCEMENT ACTIONS IN PROGRESS

Nursery Rochester Road Aylesford

9. The application decision for 23/01072/FL to turn the old nursery into an equestrian holiday centre with 8 caravans was appealed and the appeal was dismissed by the Planning Inspectorate with a decision date of 20th December 2024. Enforcement action will now be taken to enforce the Inspectorate decision. We can also reactivate the enforcement action, on the house on the site, which no longer meets the original justification of being required, to meet an agricultural requirement of living on site to maintain the nursery stock.

Land Rear of Mackenders Lane Eccles Aylesford Kent

10. There is no change on this application.
11. There is a farm building that has been largely built. It is a building for farm use such as storing farm machinery. This building is permitted development.
12. There is also a caravan on site that is been occupied during the period of construction of the permanent building above which is permitted during that construction. A meeting has been held with the owner and TMBC Enforcement Officers and there is still work going on the approved building. As such continued use of the caravan is lawful until that work stops.

Land On Former Scout Camp Warren Road

13. There is no change on this which is in the hands of the over stretched court system awaiting further prosecution.

Land North of Lower Warren Road and East of Warren Road

14. The closure of this enforcement action was reported to your last committee. Since then, a new application 24/02027/PL has now been submitted for a mobile home on the site.
15. Considerable earth works have been done over the Christmas break and enforcement officers have visited the site. They are unable to issue a Stop Notice because of the live application. They have however informed the site owners that they are proceeding "At their Risk" We are doing our best to get a speedy decision on the application so that any subsequent enforcement action will hopefully take less than the previous one that lasted some 4 years.

AYLESFORD SOUTH AND DITTON

RBLI Briefing.

16. On 8 January a RBLI briefing led by Lisa Farmer OBE, the chief executive, was attended by TMBC councillors and officers and a number of other stakeholders. She explained the current RBLI factory/warehouse is out of date and that planning permission for a new state of the art building to the north of the existing unit but south of the M20 will be sought shortly.

17. There will be a consultation including a public exhibition at the Capel Morris Centre on Tuesday 21 January from 2pm to 7pm where the project team will be there to answer questions and hear views from local residents. It is hoped a planning application will be submitted in February with an estimated start on site in Spring 2026 before becoming fully operational in Summer 2027.

WALDESLADE WARD

18. There are no items of significance to report this month.