

REPORT TO AYLESFORD PARISH COUNCIL 12th May 2026

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

GENERAL

1. None of us will be able to come to your meeting on the 12th May as we have the TMBC annual council then.
2. This has been a very quiet month with nothing of great import happening at TMBC.
3. We are waiting for the next stage in the Local Plan, which will be the Regulation 19 Consultation, that will contain the findings of the Regulation 18 Consultation. The Reg 19 consultation will contain the Local Plan, which will be submitted to the Planning Inspectorate for their approval. That submission will also contain any submissions made by residents, developer other consultees and the general public. If that plan is approved, by the Inspectorate, it will become the Local Plan until 2042 or until the unitary authority submits a new plan. TMBC are due to consider their final approval of the Regulation 19 document, after the public consultation, at full council in early September with a submission date to the Inspectorate by 31st December 2026.
4. The other thing we are waiting for, is for the Minister for Housing Communities and Local Government to state, which of the 5 Options, for unitary authorities in Kent they are going to implement. We expect this in early to mid-summer.
5. This future West Kent will be much weaker in negotiations with the rest of Kent in any proposed Mayoralty.

TEMPORARY ACCOMODATION – BBH OLD COACH CAR PARK

6. We entered the construction phase of this project on the 1st May. There will not be a lot to see on site as such because the major works is modular construction but it is proceeding at pace.

PUBLIC SPACE PROTECTION ORDER

7. From 1st April 2026, Tonbridge and Malling Borough Council has expanded its Public Space Protection Order. A number of restrictions are now across the whole of TMBC. Infringement can lead to on the spot fines by police or TMBC authorised council officers of £100.00. If taken to court, a court can award fines of up to £1000.00

8. Full details can be seen at: <https://www.tmbc.gov.uk/downloads/file/3074/public-space-protection-order-2026>.

9. The main changes make it illegal for a person over 16 to:

- a. Carry a catapult, slingshot or similar device or to carry stones, ball bearings, pellets or similar items that could be used as missiles.
- b. To take part or attend unauthorised cat or motorcycle gatherings which causes or is likely to cause alarm, distress or disruption to the local area. This includes, speeding and racing, performing stunts, excessive horn sounding, playing amplified music, and unnecessary revving. There are further motor vehicle restrictions which can be seen on the website.
- c. Permit their dog to deposit faeces without clearing it up and depositing the arisings in a dog faeces bin or general waste bin. There are further dog restrictions which can be seen on the website.

AYLESFORD NORTH & NORTH DOWNS ISSUES

ENFORCEMENT ACTIONS IN PROGRESS

10. Nursery Rochester Road Aylesford (25/00039) At present there is nothing concrete to report. We are hoping that the outstanding planning application will be formally determined in the next few weeks and that will lead to further progress.

11. Land Rear of Mackenders Lane Eccles Aylesford Kent There will be another officer visit to this site, in the near future, to review both the state of construction of the barn, the living accommodation and the presence of containers on site.

12. Land On Former Scout Camp Warren Road. Enforcement is still waiting for County Court action here. No planning application has been received for the new entrance with the name on the entrance as Highgrove.

13. Land North of Lower Warren Road and East of Warren Road. This site was visited by an enforcement officer recently. It was determined that there was no tree felling of protected trees. All the original work that was the subject of enforcement action has been approved at the appeal and is being complied with. However there is a new shed that does not have planning permission and the owner knows of that requirement. Thus the only outstanding enforcement action on this site is the new hut and that is in progress.

AYLESFORD SOUTH AND DITTON

14. Costco Warehouse. Councillors Rob Cannon and Steve Hammond attended the Costco Warehouse Public Exhibition at the Capel Morris Centre on Tuesday 28th April. They were informed a total of 369 members of the public and stakeholders attended the event which set out the company's proposals to deliver the first Costco warehouse to serve Kent. if Aylesford Parish Councillors wish to comment on the proposals please do so on the project's website www.costcowholesale-Maidstone.co.uk before the consultation closes on 31 May 2026.

WALDESLADE WARD

15. Home of Multiple Occupancy (HMO)for Immigrants.

a. Central Government are in the process of trying to secure HMO in Walderslade to house immigrants. This is a concern at present that is being explored by our officers and cabinet members at present.

b. An Article 4 order is being pursued by TMBC which will mean that for any further properties obtained by the Government for this cause across Tonbridge and Malling would have to come before a planning committee. This is being done at speed to ensure that residents and local authorities have a voice before such actions by central government are taken.