

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 1st July 2025

Aylesford Parish Council Offices, Aylesford

Present: Councillors Smith (Chair), Miss Anderson, Mrs Birkbeck, Mrs Eves, Fuller, Mrs Gadd, Gledhill, Ludlow, Ms Oyewusi, Rillie, Sharp, Shelley and Sullivan
Melanie Randall (Clerk of the Council)

1. Apologies for Absence

Apologies for Absence from Councillor Balcombe and the reason for absence agreed.

2. Declarations of Interest

There were no declarations of interest additional to those contained in the Register of Members except Councillor Fuller declared an interest in item 4.16 as they are neighbours and took no part in the discussion or decision.

3. Minutes of the last meeting held on Tuesday 3rd June 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 3rd June 2025 be approved as a correct record and signed.

4. Planning Applications

4.1 25/00783/PA - 589 Maidstone Road, Blue Bell Hill

Proposed additional dropped kerb

It was **Resolved** to raise **No Objection**

4.2 25/00916/PA - 46 Woodbury Road, Walderslade

Applicants ref: T1 Castlewellan Conifer: To reduce in height by approx. 5m creating a residual height of approx. 9m.

To reduce laterally on the eastern side (canopy overhanging the garden) by 1.5m creating a residual radial spread pf approx. 2m.

Reasons for works: To increase light to the property, manage dimensions of the tree to its location Tree part of Tree Preservation Order.

It was **Resolved** to raise **No Objection**

4.3 28/00913/PA - 64 Hurst Hill Walderslade

1 x Silver Birch in rear garden (circled black on location plan) - reduce height by approx. 33%, lift crown by 2.5m and trim remainder to shape as marked on submitted photograph. Standing in Woodland 5 of Tree Preservation Order

It was **Resolved** to raise **No Objection**

4.4 25/00902/PA - Street Record, Papion Grove, Walderslade

1 x dead tree (standing outside 37 Papion Grove) – Fell. Standing in Woodland W5 of Tree Preservation Order

It was **Resolved** to raise **No Objection**

4.5 25/00897/PA - Cobdown Sports Ground, Station Road, Ditton

Details of condition 4 (CEMP - biodiversity), submitted pursuant to planning permission TM/24/01220/PA (Installation of 2no. raised kiosks (one wet kiosk and one dry kiosk) at the proposed Borehole 10 site, enclosed within perimeter palisade fencing, 1.8m high and accessed via a 6m wide gate. 5m wide permeable stone access road from the compound to the highway and a 1.2m high galvanised steel gate on entrance to field. The kiosks are required to house Borehole as well as to house and protect the Motor Control Centre (MCC) equipment associated with the operations of the borehole)

It was **Agreed** to note the Condition

4.6 25/00914/PA - Unit 2, Newsprint Avenue, Panattoni Park, Aylesford South

Non-Material Amendment to Reserved Matters consent ref 23/01578/RM to allow for further design and layout changes to Unit 2 as previously amended by TM/24/00736/PA

It was **Agreed** to note the Condition

4.7 25/00932/PA - 34 Holtwood Avenue, Aylesford South

Erection of a first-floor side extension, single and double storey rear extensions, loft extension and conversion with the erection of rear dormers, along with associated internal alterations to the existing dwelling

It was **Resolved** to raise **No Objection**

4.8 25/00991/PA - Blue Bell Services, Chatham Road, Blue Bell Hill

Installation of EV Charging Hub including associated plant and works

It was **Resolved** to raise **No Objection**

4.9 25/00938/PA -38 Gorse Crescent, Aylesford South

Application to discharge condition 1 (species of replacement tree) of TM/25/00269/PA.

It was **Agreed** to note the Condition

4.10 25/00958/PA - 12 Brassey Drive, Aylesford South

T1 - Silver Birch - Reduce height by approx. 3m, bring sides in by approx. 1.5 T2 - Silver Birch - Reduce height by approx. 3m, bring sides in by 1.5 Reason: client wishes to retain both trees, but they are becoming too tall for the location. Standing in Group W1 of Tree Preservation Order

It was **Resolved** to raise **No Objection**

4.11 25/00964/PA - Development Site at The Hermitage, Aylesford South

Non- material amendment to planning permission TM/20/01414/FL For minor changes to the internal configuration of the proposed care home and associated changes to the external appearance of the building

It was **Agreed** to note the Condition

4.12 25/00920/PA - 1 Stevens Road, Eccles

Lawful Development Certificate Proposed: Loft conversion with flat roof dormer to rear, with patio doors and obscure glazed window, and 2-no. Velux rooflights to front

It was **Resolved** to raise **No Objection**

4.13 25/00974/PA - 29 Gorse Crescent, Aylesford South

Construction of two single storey rear extensions and demolition of the conservatory

It was **Resolved** to raise **No Objection**

4.14 25/00978/PA - 14 Brassey Drive, Aylesford South

1 x Willow (standing in rear garden - 90% dead with only a few small branches with life on) – Remove. Standing in Woodland W1 of Tree Preservation Order.

It was **Resolved** to raise **No Objection**

4.15 25/00925/PA - Development Site Northern Fields, Bull Lane, Eccles

Outline Application: all matters reserved for - Residential development of up to 300 dwellings (comprising detached, semi-detached, terraced and apartments), community outdoor sports facility (tennis/padel tennis) and including accesses onto Bull Lane. Application supported by an Environmental Statement.

This application has been deferred to the next Planning Meeting of the 15 July 2025

4.16 25/01023/PA - 228 Station Road, Aylesford South

Erection of single storey rear extension with render finish

It was **Resolved** to raise **No Objection**

4.17 25/01015/PA - 13 Brassey Drive Aylesford South

Single storey side and rear extension

It was **Resolved** to raise **No Objection**

4.18 25/00900/PA - 22 Papion Grove, Walderslade

Silver Birch- TREE 1 (applicants ref) Fell and Silver Birch- TREE 2 (Applicants ref) Reduce height by 2-3m and prune overhanging branches- due to sap and birds damaging cars and branches overhanging neighbours driveway. Standing in Group W5 of Tree Preservation Order

It was **Resolved** to raise **No Objection**

4.19 25/00925/PA – Development Site Northern Fields, Bull Lane, Eccles

Outline Application: all matters reserved for - Residential development of up to 300 dwellings (comprising detached, semi-detached, terraced and apartments), community outdoor sports facility (tennis/padel tennis) and including accesses onto Bull Lane. Application supported by an Environmental Statement.

This is a duplicate application

4.20 25/00981/PA - Land South of London Road and East of, Hermitage Lane, Aylesford

Details of condition 15 (Piling - for Phase 3 development) submitted pursuant to planning permission TM/22/01863/FL (Section 73 minor material amendment application to vary condition 08 of approved outline permission TM/17/01595 OAEA for alterations to the proposed design of Poppyfields roundabout)

It was **Agreed** to note the Condition

4.21 25/00855/PA – 49 Hallsfield Road, Walderslade

Addition of a conservatory at first floor level to rear and 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.

It was **Resolved** to raise **No Objection**

4.22 25/01023/PA - 228 Station Road, Aylesford South

Erection of a single storey rear extension with render finish

This is a duplicate application

4.23 25/01026/PA - 157, 159, 163 and 165, Woodlands Road, Ditton

T1 (Applicants ref.) - Sweet Chestnut located at 165 Woodland Road - Reduce height by approx 5m. Cut back over hanging branches to boundary of 27 Birch Crescent.

T2 (Applicants ref.) - Sweet Chestnut located at 163 Woodland Road - Reduce height by approx 5m. Cut back over hanging branches to boundary of 27 Birch Crescent.

T3 (Applicants ref.) - Sweet Chestnut located at 163 Woodland Road- Reduce height by approx 5m. Cut back over hanging branches to boundary of 27 Birch Crescent.

T4 (Applicants ref.) - Sweet Chestnut located at 159 Woodland Road- Reduce height by approx 5m. Cut back over hanging branches to boundary of 27 Birch Crescent.

T5 (Applicants ref.) - Sweet Chestnut located at 157 Woodland Road- Reduce height by approx 5m. Cut back over hanging branches to boundary of 27 Birch Crescent. All standing in Area W1 of Tree Preservation Order.

The reason for the work on all the above trees is they are causing excessive debris and serious over shading, The branches from T5 are almost touching the property of 27 Birch Crescent

It was **Resolved** to raise **No Objection**

4.24 25/01025/PA – Unit 1, Newsprint Avenue, Panattoni Park,

Proposed Site alterations comprising the installation of plant and associated works to facilitate Electric Vehicle charging infrastructure

It was **Resolved** to raise **No Objection**

4.25 25/00901/PA - Cobdown Sports Ground, Station Road, Ditton

Details of biodiversity net gain in accordance with Schedule 7a of the Town Country Planning Act 1990 (inserted by the Environment Act 2021) submitted pursuant to Informative 1 of TM/24/01220/PA (Installation of 2no. raised kiosks (one wet kiosk and one dry kiosk) at the proposed Borehole 10 site, enclosed within perimeter palisade fencing, 1.8m high and accessed via a 6m wide gate. 5m wide permeable stone access road from the compound to the highway and a 1.2m high galvanised steel gate on entrance to field. The kiosks are required to house Borehole as well as to house and

protect the Motor Control Centre (MCC) equipment associated with the operations of the borehole)

It was **Agreed** to note the Condition

4.26 25/00997/PA - Cobdown House, 548 London Road, Ditton

Section 73 application to Vary Condition 2 (plans list) of planning permission TM/24/01784/PA (Refurbishment and extension of existing commercial office space and car park) to allow an update to approved drawings to accommodate some minor material amendments.

It was **Agreed** to note the Condition

5. Location of directional signage for ‘The Bluebells’ development, Hermitage Lane

KCC is seeking the views of the Parish Council to consider the proposed locations of the signage. Signs 1 through to 6 are within the Aylesford Parish boundary.

It was **Resolved** that the Parish Council has no objection to the proposed locations of the signs, however the Clerk was asked to find out how long they will be up for.

It was further **Resolved** that if the Council receives further requests such as these the Clerk is authorised to respond.

6. Any Other Correspondence

There was no Other Correspondence

7. Duration of Meeting

7:15pm to 7:40pm