

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 1st September 2026 at Aylesford Parish Council, Aylesford

Present: Councillors Smith (Chair), Mrs Anderson, Balcombe, Davies, Mrs Eves, Mrs Gadd, Gledhill, Netzel, Rillie, Sharp, Shelley and Sullivan

Melanie Randall (Clerk of the Council)

1. Apologies for Absence

Apologies for Absence from Councillors Mrs Birkbeck, Fuller, Ludlow, Ms Oyewusi, Mrs Waters were received 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. Councillor Mrs Eves declared an interest in item 4.2 as they are known to her and took no part in the discussion or decision.

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

It was **Resolved** that the Minutes of the meeting held on Tuesday 4th August 2026 be approved as a correct record and signed.

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)

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

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)

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

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

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

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

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

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

It was **Agreed** to note the Condition

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

It was **Resolved** to raise an **Objection**.

The Parish Council considers that the proposal would represent an intensification of the residential use of the property and would have an unacceptable impact on residential amenity, noise, traffic, parking, highway and pedestrian safety, refuse provision and the character of the surrounding area.

Noise and residential amenity

The proposed HMO would result in a greater number of unrelated adults occupying the property and is therefore likely to generate increased comings and goings, activity and noise at different times of the day and night compared with its current use as a single residential dwelling.

The Parish Council notes the applicant's statement that the location is already affected by noise from the motorway, railway station and railway crossing and that this makes the property less appealing to families.

The Parish Council does not consider this to be a valid planning justification for converting a family dwelling into an HMO.

The motorway, railway station, pedestrian footbridge, railway crossing and the existing size and layout of the garden were all present when the applicant purchased the property. None of these are new additions, they have all been there for years.

The applicant's statement that the rear garden does not provide an enjoyable space for younger children is similarly not a planning justification for changing the use of the property to an HMO. The suitability of the property for a particular type of household is a matter of personal circumstance and choice and does not establish that the existing residential use is inappropriate or that a more intensive use should be permitted.

Indeed, given the existing noise environment, the Council considers that particular care should be taken to ensure that any intensification of occupation does not further adversely affect the living conditions of neighbouring residents.

Parking and traffic

The proposed HMO would accommodate multiple unrelated adults and Station Road does not provide sufficient off-street parking to accommodate the potential additional demand.

An increase in the number of occupants is likely to result in additional vehicle ownership and movements, as well as visitors, deliveries and servicing requirements.

The Parish Council is concerned that this would place further pressure on already limited on-street parking and could increase congestion and obstruction within Station Road.

It will also have a detrimental effect on neighbouring properties parking situation.

The proximity of Aylesford railway station should not, in itself, be relied upon to assume that HMO occupants will not have access to or use private vehicles. The likely real-world parking and traffic implications of the proposed use should be properly considered.

Proximity to schools and pedestrian safety

The location is particularly sensitive because the property is situated close to two schools and immediately opposite Aylesford railway station.

The pedestrian footpath running alongside the property is used daily by significant numbers of schoolchildren travelling between Aylesford railway station and the local schools in Teapot Lane.

The Parish Council is concerned that the increased intensity of occupation associated with the HMO, together with additional vehicle movements, deliveries, refuse collections and general activity, could have an adverse effect on the use and safety of this pedestrian route.

Increased intensity of use

The Parish Council considers that the proposed use would represent a material intensification of the occupation of the property.

An HMO can result in:

- increased comings and goings;
- increased noise and disturbance;
- increased vehicle movements;
- greater demand for on-street parking;
- increased refuse and recycling;
- greater use of external areas; and
- a greater overall intensity of activity at the property.

These potential impacts should be assessed cumulatively rather than considering the proposal simply as a change in the type of residential occupation.

Refuse and pollution

The Parish Council is also concerned about the additional refuse likely to be generated by a property occupied by multiple unrelated adults.

Appropriate and sufficient refuse and recycling storage should be demonstrated, together with arrangements for collection which would not cause obstruction or nuisance to neighbouring properties or users of the adjacent pedestrian route.

The potential increase in vehicle movements associated with multiple occupants, visitors, deliveries and servicing could also contribute to additional noise and localised pollution in an area which already experiences significant traffic and transport-related activity.

Planning Justification

The Parish Council is particularly concerned by the applicant's reliance on the existing characteristics of the location as justification for the proposed HMO.

The fact that the property is affected by noise from the motorway and railway, or that the garden may be considered less attractive to families, does not demonstrate that an HMO is the appropriate alternative use of the property.

Those circumstances were known and existing when the property was purchased and do not provide a planning justification for introducing a more intensive form of residential occupation.

The planning assessment should instead focus on whether the proposed use itself is appropriate in this location and whether it would result in unacceptable impacts on neighbouring amenity, highway conditions, pedestrian safety and the character of the area.

Conclusion

For the reasons set out above, Aylesford Parish Council objects to the application.

The Parish Council considers that the proposed HMO would result in an unacceptable intensification of residential use and is likely to increase noise, disturbance, traffic, parking pressure, refuse and general activity in an area which is already subject to significant transport and environmental pressures.

The particular proximity of two schools, Aylesford railway station and the pedestrian route used by large numbers of schoolchildren adds further concern regarding the impact of the proposal on pedestrian safety and local amenity.

The Parish Council therefore respectfully requests that the application be **refused**.

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

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

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

This application has already been determined by TMBC – the decision is that an Environmental Impact Assessment would not be required. There is little point in the Parish Council submitting a response now.

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

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

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)

It was **Agreed** to note the Condition

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

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

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

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

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

Construction of additional parking area and 2x rising arm barriers

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

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

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

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

Single storey side and rear extensions

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

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

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

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)

It was **Agreed** to note the Condition.

The Parish Council would like to make an observation regarding the lighting and screening. The Ring Floodlight Cam lights are very bright; this should be changed to something more subtle as that level of brightness is not needed. If the applicant is required to install screening, then this must be of adequate quality, what they have proposed – a frosted safety glass panel is not suitable.

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

It was **Agreed** to note the Condition

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

Installation of a delivery hatch

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

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.

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

6. Any Other Correspondence

A Councillor informed the committee that the Site of the Former Upper Bell Public House will be going up for auction on 24th September 2026.

7. Duration of Meeting

7.30pm to 7.50pm