

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 4<sup>th</sup> February 2025 Aylesford Parish Council Offices, Aylesford

**Present:** Councillors Sharp (Chairman), Balcombe, Mrs Birkbeck, Chapman, Craig, Ms Dorrington, Mrs Eves, Mrs Gadd, Gledhill, Ludlow, Rillie and Shelley  
Melanie Randall (Clerk of the Council)

\*\*\*\*\*

#### 1. Apologies for Absence

Apologies for Absence from Councillors Fuller, Mrs Ogun, Ms Oyewusi Smith and Sullivan 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 Mrs Eves and Sharp in item 4.12 as they are known to them and took no part in the discussion or decision.

#### 3. Minutes of the last meeting held on Tuesday 14<sup>th</sup> January 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 14<sup>th</sup> January 2025 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 25/00022/PA - 19, Russett Close, Aylesford South

T1 (Applicants ref.) row of six leylandii, standing within and along the northern of the applicant's rear garden. Reduce in height to 9mtrs high, with some trimming of the outer branches to prevent encroachment of the pavement. Close to this boundary is a busy public footpath and the A20 London Road. Due to the excessive height, they currently cause excessive over-shading of his rear garden and have simply grown excessively large for the position. Standing in Area A1 of Tree Preservation Order

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

#### **4.2 24/02049/PA - Land South of Barming Station and East of Hermitage Lane, Aylesford South**

Section 73 application to vary Condition 1 (Plans list) of planning permission TM/24/00055/PA (Reserved Matters application for approval of layout, appearance, landscaping and scale of 166 dwellings at Phase 2, Hermitage Park pursuant to outline planning permission TM/20/02749/OAEA (APP/H2265/W/21/3288065)) to allow for minor amendment to house types proposed in the northern parcel of the site and minor amendments to the proposed layout to enhance the sustainability of the proposal

It was **Agreed** to note the Condition

#### **4.3 25/00027/PA - 41 Hill Chase, Walderslade**

Proposed single storey side and rear extension

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

#### **4.4 24/02030/PA - Applied Distribution Ltd, Laverstoke Road, Aylesford South**

Demolition of existing single industrial unit and erection of two replacement units for B2/B8 use, ancillary office space, access, associated parking and landscaping

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

#### **4.5 24/02070/PA - Land North and North of Lodge Farmhouse, High Street, Aylesford North**

Outline Application: All matters reserved except access, layout and scale for the construction of a commercial workshop (Use Class B2) with access to the public road network.

It was **Agreed** to note the Condition

#### **4.6 24/01788/PA - 301, Pratling Street, Aylesford North**

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/21/00040/FL

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

#### **4.7 25/00015/PA - Land South of Barming Station and East of Hermitage Lane, Aylesford South**

Deed of Variation to Section 106 Agreement dated 19 April 2024 pursuant to planning permission 22/00907/FL (as amended by 24/01767/PA). Variation to reduce the quantum of Affordable Housing from 12 units to 9 units, to amend tenure arrangement to 5 Affordable Rented Housing, 4 Shared Ownership and removal of 3 First Homes

It was **Agreed** to note the Condition

#### **4.8 25/00018/PA- Land South of Barming Station and East of Hermitage Lane, Aylesford South**

Non-Material Amendment to planning permission TM/24/00055/RM to vary a number of brick screen walls within the scheme to close board fence with 1.2m native hedge planting

It was **Agreed** to note the Condition

#### **4.9 25/00033/PA- Land South of Barming Station and East of Hermitage Lane, Aylesford South**

Details of conditions 14 and 16 (Surface water drainage) pursuant to planning permission TM/20/02749/OAEA (Outline Application: erection of up to 330 dwellings (including 40% affordable homes), together with associated open space, play areas, and landscaping (including details of access))

It was **Agreed** to note the Condition

#### **4.10 25/00047/PA - Taddington Valley, Walderslade**

Work in Taddington Valley Public Open Space along the main path.  
Create a 200 metre long 'Woodland Ride' by coppicing trees under 150mm DBH either side of the main path within the area marked in green. Some single stemmed trees of this size also to be felled and left to regrow as coppice. This will form a key connection between grassland areas. It will open this area up making it more inviting  
the coppicing will be left stacked along the ride either side to rot down as this is another good habitat for attracting beneficial wildlife and fungi. Replant selective areas of the ride either side, at a low density with native trees and shrubs to increase diversity. The planting mix to include native Hawthorn, Dogwood, Dog rose Euonymus, Wild privet and Guelder rose. This will add another layer of complexity to the woodland habitat which is lacking at present. Standing in Groups W3 and W5 of Tree Preservation Order

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

#### **4.11 25/00065/PA - Holt Lodge, 222, Woodlands Road, Aylesford South**

T1 Quercus robur - Pendunculate oak: Large tree located on the Woodlands Road boundary near the drive entrance; -REMOVE major deadwood (>25mm) -CROWN LIFT over drive to 4m AGL

T2 Populus nigra var. "Italica" - Lombardy poplar: Tall tree located on the Woodside Rd boundary; -POLLARD the remaining 2 stems to 8-10m AGL reducing height from 18m

T3 Castanea sativa - sweet chestnut: Large tree located under the tall pines; -REMOVE major deadwood (>25mm) -PRUNE to give 2-3m clearance from the elevation of the house -CROWN LIFT over drive to 4m AGL

T4 Pinus sylvestris - Scot pine: Very large tree on the l/h/s boundary viewed from the A20 (over the neighbouring garage); -REMOVE major deadwood (>25mm) -CUT & clear any storm damage both on the ground and in the crown of the tree.

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

#### **4.12 25/00043/PA- 10, Hurst Hill, Walderslade**

Beech tree in garden. I wish this to be reduced to previous prune points at a height of 9m and radial spread of 2.5m. To also include pruning of branches which overhang the neighbouring property 24 Locksley Close.

The tree is now quite tall and in heavy wind / poor weather branches have fallen and hit the house. Standing in Group W5 of Tree Preservation Order

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

#### **4.13 25/00069/PA - Pets at Home, Unit 7, South Aylesford Retail Park, Quarry Wood Industrial Estate, Aylesford South**

Advertisement Consent for: 2 x internally illuminated fascia signs (items A and G), 4 x non-illuminated poster frames (item B), 1 x non-illuminated vinyl (item D), 1 x non-illuminated wall mounted flat panel (item E) and 4 x non-illuminated vinyl (item F)  
Item G: x1-off internally illuminated fascia sign

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

#### **4.14 24/02043/PA486, Common Road, Blue Bell Hill**

Change of use of land from agricultural to C3 dwellinghouse, demolition of existing storage buildings and erection of a new detached dwelling and associated hard and soft landscaping to provide annex accommodation used in conjunction with no.486 Common Road.

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

#### **4.15 25/00081/PA Cobdown Sports Ground, Station Road, Ditton**

Proposed re-laying of 1 no. grass pitch into a new hybrid football pitch with associated infrastructure, installation of internal and external boundary treatment, demolition of existing outbuildings, associated hard and soft landscaping, to enable improvements to the internal access road and car park and creation of a new footpath and retrospective installation of external signage

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

## **5. Any Other Correspondence**

There was no Other Correspondence

## **6. Duration of Meeting**

7:15pm to 7:23pm