

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 4<sup>th</sup> March 2025

#### Aylesford Parish Council Offices, Aylesford

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

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#### 1. Apologies for Absence

Apologies for Absence from Councillors Chapman, Mrs Ogun, Ludlow 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 Smith in item 4.18 as they are known to them and took no part in the discussion or decision.

#### 3. Minutes of the last meeting held on Tuesday 4<sup>th</sup> February 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 4<sup>th</sup> February 2025 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 25/00108/PA - Land North of Lodge Farmhouse High Street, Aylesford North

Section 73 application to vary Condition 7 (Vehicle movements) of planning permission TM/23/03063 (Construction of hardstanding to enable B8 open storage, open storage of vehicles and retention of F1 training use (including welfare and storage facilities previously approved under TM/14/00909/FL) and associated landscaping) to extend the hours for vehicle access to and from the site

It was **Agreed** to note the Condition

##### 4.2 25/00113/PA - 191, Tunbury Avenue Walderslade

T1 Hazel - Coppice Hazel - Re coppice for maintenance reasons

G1 Fell to ground level two Conifers by driveway and stump grind root. The trees are large for the proximity to the building and are giving excessive shade.  
Please note a number of additional trees have recently fallen in this property.  
Standing in Group W7 of Tree Preservation Order

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

#### **4.3 25/00053/PA - 177, The Avenue, Aylesford South**

Lawful Development Certificate Existing: To confirm lawful use of the annexe as a self-contained dwelling

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

#### **4.4 25/00138/PA - 23, Stevens Road, Eccles**

Lawful Development Certificate Proposed: loft conversion with dormer window to rear elevation & 2 No rooflight windows to front elevation

It was **Agreed** to note the Condition

#### **4.6 25/00154/PA - 4 Russett Close, Aylesford South**

Proposed garage conversion and internal alterations

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

#### **4.7 25/00040/PA - Land Rear of 87 to 91 Mackenders Lane, Eccles**

Demolition of existing polytunnel and outbuildings and construction of 3 No detached dwellings (Self/custom build)

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

The Parish Council objected to application 23/00891/FL in September 2023, for reasons as follows, access issues for the emergency services, overbearing nature of the proposal and the planning history of the site. The Parish notes that there is still not adequate provision for the emergency services to access the site via the existing access, but an internal automatic sprinkler will be installed that meets building regulations.

The Parish Council still feels this is an overbearing proposal for the site, even more so now with the third dwelling which could cause loss of privacy to existing properties. There could also be increased noise and disturbances now a third dwelling is proposed.

#### **4.8 25/00170/PA - Unit 5 and 6, Burnt Ash Road, Quarry Wood Ind Estate, Aylesford South**

Alterations to the elevations including refurbishment of existing wall cladding, over cladding existing roof, replacement of existing fencing and installation of security bollards

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

**4.9 25/00122/PA - 4 Mercer Court, Walderslade**

Proposed construction of a single storey rear extension

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

**4.10 25/00120/PA - 29, Gorse Crescent, Aylesford South**

Lawful Development Certificate Proposed: Extend existing dropped kerb from 4.6m width to 6.4m width

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

**4.11 25/00149/PA - Land North of 351, Hermitage Lane, Aylesford South**

Details of Condition 24 (Refuse plan) submitted pursuant to planning permission TM/22/00907/FL (Erection of 42 no. residential dwellings including affordable housing. Enhancement of existing access from Hermitage Lane and provision of associated hard standing, landscaping, open spaces and infrastructure including drainage and earthworks)

It was **Agreed** to note the Condition

**4.12 25/00150/PA -1, Lord Lees Grove, Blue Bell Hill**

T010 (Applicants ref.) Pedunculate Oak - Crown reduce from Crown Radius (m): 5 to 3.5 and remove deadwood greater than 25mm - Tree in below average condition in range of road. Major deadwood present.

T012 (Applicants ref.) Common Hawthorn - Fell - Dead

T013 (Applicants ref.) Hornbeam - Cut back T013 Hornbeam to give 1m clearance of lamppost and sever ivy

T014 (Applicants ref.) Ash - Crown reduce from Crown Radius (m): 6 to 4 and remove deadwood greater than 25mm. Tree in below average condition in range of car park.

Major deadwood present.

Standing in Group G1 of Tree Preservation Order

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

**4.13 25/00177/PA - 32, Gorse Crescent, Aylesford South**

Lawful Development Certificate Proposed: Widen existing off-road parking and extend existing vehicle crossover

It was **Agreed** to note the Condition

#### **4.14 25/00039/PA - Aylesford Nursery, Rochester Road, Aylesford North**

Proposed Change of Use from Plant Nursery to Siting of 5 mobile homes to comprise of (2 x 1 bed and 3 x 2 bed) providing visitor accommodation

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

1. The proposal appears to represent overdevelopment of the site and constitutes a complete change of use from its original purpose.
2. The owner claims that the change of use is necessary because they cannot compete with larger supermarkets and garden centres. However, it has been several years since plants were sold at this location, and it has not functioned as a nursery for quite some time. Therefore, this statement is quite misleading.
3. The proposed change is likely to lead to an increase in traffic movement.
4. Traffic has increased considerably since the premises was trading as a nursery, the figures provided are for 2012 and are not comparable to today's traffic movements.
5. The proposal states that the site would attract walkers and ramblers, who could reach Aylesford Village using the footpaths. However, it is not possible to walk to Aylesford Village without using Rochester Road or Pratling Street neither of which have footways or are safe to walk.
6. The Council believes the footpaths shown in the plan are not accurate, therefore the Planning Officer should check the accuracy of the information submitted

#### **4.15 25/00059/PA - 149, The Avenue, Aylesford South**

Installation of small dormer window to south side pitched roof of existing garage for a means of emergency/fire escape from the first floor

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

#### **4.16 25/00179/PA - Scout Campsite, Buckmore Park, Maidstone Road, Blue Bell Hill**

Felling License Consultation: Felling of Coppice, Thinning and Regeneration Felling of compartments as specified.

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

#### **4.17 25/00191/PA - 191, Tunbury Avenue, Walderslade**

Fallen trees shown in photos attached to applicants email dated 6th February 2025 – Remove. Standing in Woodland W7 of Tree Preservation Order.

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

#### **4.18 25/00227/PA -259, Robin Hood Lane, Blue Bell Hill**

T1-T5- Sweet Chestnuts - pollard, reducing by one third

T6-Cherry-pollard, reducing by one third

All work for maintenance reasons.

Standing in Group W1 of Tree Preservation Order

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

#### **4.19 25/00198/PA - 548, Cobdown House, London Road, Ditton**

T's1-4 -SEVER & STRIP the ivy.

Justification Under BS 3998:2010

The proposed works comply with the following key principles of BS 3998:2010 (Tree Work – Recommendations):

-Crown Reduction (7.7.2) – Selective pruning will reduce mass and end weight, mitigating risks associated with overextended branches, structural imbalances, and proximity to buildings. All cuts will be made to suitable growth points to promote healthy regrowth and long-term stability.

-Risk Management (7.4.2, 7.6.5) – Reductions in crown spread and height are necessary to prevent encroachment on buildings and public spaces, minimising the likelihood of branch failure or conflict with structures.

-Crown Lifting & Clearance Pruning (7.8.2) – Raising the canopy will prevent obstruction of footpaths, parking areas, and office entrances, ensuring safe access while retaining tree integrity.

-Ivy Management (7.10.5) – The removal of ivy will improve tree inspection visibility and reduce competition for light, water, and nutrients, supporting the trees' overall health.

-Deadwood Removal (7.6.3) – The removal of large deadwood is necessary to mitigate risks in high-use areas, such as car parks and footpaths, where falling debris could pose a hazard.

Standing in Area A1 of Tree Preservation Orders

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

#### **4.20 25/00205/PA - Unit 1, Wood Close, Quarry Wood Ind Estate, Aylesford South**

Retrospective application for installation of condensers behind a 2.1m fenced enclosure.

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

#### **4.21 25/00200/PA - 16 Farm Road, Walderslade**

Single storey rear extension with whole dwelling to be rendered and bow window added to front elevation

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

#### **4.22 25/00225/PA - Development Site at 84 and 86, Mill Hall, Aylesford South**

Non-Material Amendment to planning permission TM/22/00701/FL to vary condition 21 (materials) to allow alternative roof material

It was **Agreed** to note the Condition

#### **4.23 25/00229/PA -23 Ffinch Close, Aylesford South**

T1 (Applicants ref.) shows a row of 4 leylandii standing along the applicant's rear (northern) rear garden boundary at a height of 6m with a lat spread of 3.5m. Proposed is the reduction in height to 4m in order to reduce the enclosed feeling but to keep the screening effect.

T2 (Applicants ref.) shows a pair of leylandii standing along the applicant's side (western) rear garden boundary. The height is 5.5m with lat spread of 3m. Proposed is the height reduction to 3.5m for the same reason, i.e., to allow more light into the garden but maintaining the screening effect.

Standing in Group W1 of Tree Preservation Order

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

#### **4.24 25/00261/PA - 393, London Road, Aylesford South**

Tree 1 - Sweet Chestnut (*Castanea sativa*) – Adjacent to the Garage- Remove

Tree 2 - Yew Tree (*Taxus baccata*) – Border of Our Property and Neighbouring Property  
- Remove it by cutting it down to ground level and grinding out the stump.

Tree 3 - Ash Tree (*Fraxinus excelsior*) – Border of Our Property and Neighbouring Property, Adjacent to the Workshop – Remove

It was **Resolved** to raise **No Objection** to Tree 1 and Tree 3.

The Council objects to Tree 2, it should be subject to a tree officer report on the need for its removal.

#### **4.25 25/00267/PA - Buckmore Park, Maidstone Road, Blue Bell Hill**

The area is a 50-meter length section within 2 meters of the High Speed 1 security fence.  
x 6 Silver Birch approximately 17 years old.

Railscape level 5 Arborist Tree Risk report taken on behalf of Network Rail High Speed for 2024/2025. Report comments are as follows:

Densely planted group of silver birch, displaying poor height to diameter ratio, with stems leaning over the security fence, and phototropic lateral limb growth.

They are now a risk to the security fence. Actions to be taken: Fell & treat with Eco plugs.

51 20' 47"N 0 29'58"E. Standing in Group W1 of Tree Preservation Order

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

#### **4.26 25/00269/PA - 38 Gorse Crescent, Aylesford South**

T1 (Applicants ref.) - Robinia - Fell to ground level.

Reason - Wrong tree for the location. If this was to be reduced to a more reasonable height, there are insufficient growth points lower down to make this a pleasing tree to look at, therefore I suggest removal and a more suitable Rowan will be planted in its place.

Standing in Group W1 of Tree Preservation Order

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

### **5. Any Other Correspondence**

There was no Other Correspondence

### **6. Duration of Meeting**

7:15pm to 7:30pm