

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 6th May 2025

Aylesford Parish Council Offices, Aylesford

Present: Councillors Smith (Chair), Balcombe, Mrs Birkbeck, Craig, Ms Dorrington, Mrs Gadd, Rillie, Sharp, Shelley and Sullivan
Melanie Randall (Clerk of the Council)

1. Apologies for Absence

Apologies for Absence from Councillors Chapman, Mrs Eves, Fuller, Gledhill, Ms Oyewusi, and Ludlow 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.

There were no declarations of interest additional to those contained in the Register of Members except Councillor Balcombe declared an interest in item 4.20 as they are neighbours and took no part in the discussion or decision.

3. Minutes of the last meeting held on Tuesday 8th April 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 8th April 2025 be approved as a correct record and signed.

4. Planning Applications

4.1 24/01158/PA 11, Chippendale Close, Walderslade

1 x Silver Birch (shown in photo attached to email dated 29th January 2025) - reduce height from 20m to 14m to alleviate roadside lean and encroachment. T19 of Tree Preservation Order.

[Amended in respect of correct tree and site address]

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

4.2 25/00590/PA Land Parcel, 6 Hurst Hill, Walderslade

Regenerated multi stemmed coppice stool, Chestnut tree with some decay present on north face at the base, identified in a tree inspection report as no. 3. (Applicants ref.) Re-coppice this tree marked with a red C back to the previously cut points at the base to

reduce the moderate risk of failure from wind due to the decay at the base. Reason the close proximity of houses, driveway and public path next to the tree. Standing in Group W5 of Tree Preservation Order

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

4.3 25/00592/PA 33, Hill Chase, Walderslade

Construction of a work-from-home outbuilding in the rear of the garden, Resubmission of TM/24/01670/PA

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

4.4 25/00618/PA 6, Chippendale Close, Walderslade

Oak (T1 Applicants ref.) - remove epicormic growth up to 6m above ground level. Thin canopy by 10%. Reduce 3 x southern lateral branches from 6m to 3.5m to alleviate canopy lean and premier scaffold weight.

Reason for works - good urban forestry practice, and to alleviate roadside lean. T3 of Tree Preservation Order

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

4.5 25/00566/PA Cobdown Sports Ground Station Road, Ditton

Details of condition 6 (Watching Brief) Pursuant to planning permission 25/00081/PA 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 **Agreed** to note the Condition

4.6 KCC/TM/0040/2025 Allington Integrated Waste Management Facility, Laverstock Road, Allington

Proposed development of a waste treatment and transfer facility, access, earthworks and associated infrastructure

It was **Agreed** to note the Condition

4.7 25/00609/PA Unit 1, Wood Close, Quarry Wood Ind Estate, Aylesford South

Non-Material Amendment to planning permission TM/21/02122 for further changes to windows and doors to the west and east elevations of the main showroom building

It was **Agreed** to note the Condition

4.8 25/00626/PA 6, Hurst Hill, Walderslade

2 x Oak trees - reduce canopy by 50% to reduce proximity to property and overhang onto neighbouring garden. Standing in Group W5 of Tree Preservation Order

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

4.9 25/00608/PA 80, Montfort Road, Walderslade

Proposed Loft conversion with flat roof dormers front and rear

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

4.10 25/00499/PA Land South of Barming Station and East Of Hermitage Lane, Aylesford South

Details of Condition 30 (Archaeological assessment report final) submitted pursuant to planning permission TM/20/02749/OAEA (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

4.11 25/00633/PA 32, Papion Grove, Walderslade

1 x Hornbeam- Reduce crown spread to no less than 3 meters in any direction and the crown height to no less than 8 meters from ground level, Lift to achieve 4m ground clearance as indicated in annotated photo received from agent on the 15th April 2025. Standing in Woodland W5 of Tree Preservation Order
[AMENDED SPECIFICATION]

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

4.12 25/00500/PA 54, 56, 58 and 60 Hall Road, Aylesford South

Hardstanding driveway to service property numbers 54, 56, 58 and 60

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

4.13 25/00623/PA 6, Common Road, Blue Bell Hill

Construction of a first-floor rear extension

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

4.14 25/00625/PA 6, Common Road, Blue Bell Hill

Lawful Development Certificate Proposed: Construction of a hip to gable loft conversion, with a flat roof rear dormer and roof windows to the front roof elevation

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

4.15 25/00585/PA Land Parcel 1 Vincent Road, Aylesford North

Erection of a stable and tack room and retrospective hard standing entrance

It was **Resolved** to raise **Strong Objection**

The Parish Council **strongly objects** to this application. The site is in an area of outstanding natural beauty and as such would have a negative effect on the area. Great weight must be given to conserving the natural beauty of the landscape and as such the stable and tack room proposed are not in keeping or indeed sympathetic to the rural character of the surrounding area.

The Parish Council is concerned by the retrospective element of the application. Development has taken place without prior consent, undermining the integrity of the planning process. No clear justification has been provided for the location or necessity of the size of the hard standing in its current form. Surely this contravenes both local planning policies and national guidance set out in the National Planning Policy Framework (NPPF), where it is stressed the importance of conserving landscapes and scenic beauty in AONBs.

Approving this application could set a dangerous precedent for similar ad hoc and retrospective developments in protected areas, weakening the planning authority's ability to uphold the special status of the AONB.

The Parish Council respectfully requests that the Local Planning Authority refuses both parts of this application due to its adverse impact on the landscape character of the AONB, its retrospective nature, and the lack of compliance with local and national planning policies. The area's designation as an AONB requires that all development be of the highest standard and justified by clear need — criteria this proposal appears to fail to meet.

4.16 25/00558/PA 36, Forstal Road, Aylesford North

Proposed single storey rear, part single storey side extensions

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

4.17 25/00676/PA Land South of Barming Station and East Of, Hermitage Lane,

Details of Condition 19 (Bat sensitive lighting plan) submitted 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

4.18 25/00682/PA 35, Papion Grove, Walderslade

1 x dead silver birch at the front of the house - Fell. Standing in Woodland W5 of Tree Preservation Order.

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

4.19 25/00675/PA Unit 1A, Bellingham Way, Panattoni Park, Aylesford South

Details of condition 13 (Tree Protection) Pursuant to planning permission 24/02028/PA Proposed 8 bay Electric Vehicle charging station for commercial vehicles and associated amenity block, substation, equipment compounds, amenity block access gates hard and soft landscaping and drainage works

It was **Agreed** to note the Condition

4.20 25/00678/PA Silver Birches, 425 London Road, Aylesford South

G1 (Applicants ref.) - Group of 3 Sweet Chestnut trees - Cut back branches to the fence line on the group of trees that are over hanging the road, footpath and obstructing the street lights.

Reason - KCC have written to Mr Furzer instructing him to have the trees cut back.

T1 (Applicants ref.) - Sweet Chestnut - Cut back 1 lower branch that is over hanging the drive way and front lawn to the edge of the drive.

Reason - Over shading and excessive debris.

Standing in Area A1 of Tree Preservation Order

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

4.21 25/00711/PA Land rear of Woodbury Road, Walsham Road and Falkland Place, Walderslade

100 x mixed broadleaf trees (applicants ref. G065) - Clear access to inspect trees, sever/remove Ivy, Lift to 5.4m over the road and 3m over the footpath, prune back to the woodland edge. 13 x Ash, 11 x Sweet Chestnut, 20 x mixed broadleaf trees, 1 x Poplar, 1 x dead leaning tree and 2 x Birch (trees are dead, moribund, partially fallen, - applicants ref. G077, G079, G085, T066, T067, T068, T069, T071, T072, T073, T074, T075, T076, T078, T081, T082 and T084) - Fell. 1 x Sweet Chestnut (applicants ref. T080) - prune to give 1.5m clearance of building. 2 x Sweet Chestnut (applicants ref. T083 and T086) - Monolith to 4m high. All standing in Woodland W6 of the Tree Preservation Order

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

4.22 25/00705/PA Unit 1A, Bellingham Way, Panattoni Park, Aylesford North

Details of condition 3, (Vehicle loading/unloading turning, parking, wheel washing facilities) 6 (Construction Environmental Management Plan) 8 (30-year Habitat Monitoring Management plan) 9 (Bio-Diversity Detailed plans) and 12 part (Archaeological Watching brief) pursuant to planning permission 24/02028/PA Proposed 8 bay Electric Vehicle charging station for commercial vehicles and associated amenity block, substation, equipment compounds, amenity block access gates hard and soft landscaping and drainage works

It was **Agreed** to note the Condition

5. KCC/SCO/TM/0055/2025 Kent County Council request for a Scoping Opinion to determine the extent of an Environmental Impact Assessment to accompany a planning application for improvement works, roundabouts, and widening of approximately 4.2km of the A229 southbound carriageway between Lord Lees Roundabout and Cobtree Roundabout at M20 Junction 6 to M2 Junction 3 at A229 Blue Bell Hill, Kent

It was **Agreed** to note the Scoping Opinion

6. Any Other Correspondence

There was no Other Correspondence

7. Duration of Meeting

7:15pm to 7:35pm