

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 7<sup>th</sup> October 2025 Aylesford Parish Council Offices, Aylesford

**Present:** Councillors Smith (Chair), Miss Anderson, Balcombe, Mrs Eves, Mrs Gadd, Gledhill (19:22), Netzel, Rillie, Sharp, Shelley and Mrs Waters.

Melanie Randall (Clerk of the Council)

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#### 1. Apologies for Absence

Apologies for Absence from Councillor Mrs Birkbeck, Fuller, Ludlow, Ms Oyewusi 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 for item 4.18 as Aylesford Parish Council is the Applicant.

#### 3. Minutes of the last meeting held on Tuesday 16<sup>th</sup> September 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 16<sup>th</sup> September 2025 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 25/01456/PA 2, Marlow Close, Walderslade

6 x Silver Birch trees - Fell to ground level. Group of trees within front garden have all died. Trees standing in W7 of TPO

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

##### 4.2 25/01404/PA Land Around Footpath East of Woodbury Road, Walderslade

1 x partially uprooted Sweet Chestnut (by 49 Woodbury Road in location indicated on annotated image and shown in applicants photo) - Dismantle. Standing in Woodland W6 of Tree Preservation Order.

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

#### **4.3 25/01475/PA Land Rear of 27 High Street, Aylesford North**

1 x Sycamore and 3 x Birch (applicants ref. T1 and G3) - Lift to 4m from ground level. 1 x Mountain Ash and row of Sycamore (applicants ref. T2 and G5) - Fell. 7 x Birch (applicants ref. G1) - Reduce by 20% as specified and lift to 4m from ground level. Group of Field Maple (applicants ref. G2) - Lift to 4m from ground level, Remove 2 x large low limbs from Field Maple for safety purposes. 2 x Birch (applicants ref. G4) - Reduce by 1.5m in height (11m to 9.5m) and width from 4m to 3m. (1 x dead Maple and 1 x dead Birch (applicants ref. G1) - Fell).

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

#### **4.4 25/01471/PA Land South East of 24 Russell Road, Aylesford South**

4 x Ash trees (T1–T4 applicant references) Remove. 2 x Sycamore trees (T5–T6 applicant references) remove. Trees standing in G1 of TPO

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

#### **4.5 25/01503/PA STREET RECORD, Valley Rise, Walderslade**

1 x dead Hornbeam (standing opposite number 7 Valley Rise) - Fell as specified. Standing in Woodland W7 of Tree Preservation Order

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

#### **4.6 25/00925/PA Development Site Northern Fields, Bull Lane, Eccles**

Outline Application: Residential development for up to 300 dwellings (comprising detached, semi-detached, terraced and apartments), community outdoor sports facility (tennis/padel tennis) and including accesses onto Bull Lane. All matters (layout, appearance, scale, landscaping, materials) reserved for future consideration except for access. Application supported by an Environmental Statement.

It was **Resolved** to raise **No Objection** at this stage to the outline application. However, the Parish Council reserves the right to submit further observations or amend its position upon receipt and review of the full application.

#### **4.7 25/01505/PA Street Record, Hurst Hill, Walderslade**

1 x Cherry (standing opposite 73 Hurst Hill) - Sever and remove Ivy only. Standing in Woodland W5 of Tree Preservation Order

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

#### **4.8 25/01508/PA Street Record, Birch Crescent, Aylesford South**

2 x dead Birch (standing outside number 45 Birch Crescent “closest Birch to number 45 Brackenhill drive across” and standing outside number 45 Birch Crescent “2nd tree from drive largest Birch on road”) - Fell and grind stumps

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

#### **4.9 25/01531/PA STREET RECORD, Frensham Walk, Walderslade**

3 x dead Cherry (standing adjacent to number 6 Marlow Copse) - Fell as specified. Standing in Woodland W7 of Tree Preservation Order

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

#### **4.10 25/01504/PA 4, Highway Verges Adjacent to and opposite Walsham Road, Walderslade**

1 x dead Whitebeam (standing outside number 53 Walsham Road) - Fell as specified. Standing in Woodland W6 of Tree Preservation Order

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

#### **4.11 25/01535/PA 13, Brassey Drive, Aylesford South**

It is two conifer trees to the rear of our garden and we wish for both of them to be removed due to the size and height of them.

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

#### **4.12 25/01522/PA Development Site Easter Part of Former Aylesford Quarry Rochester Road, Aylesford North**

Continuation of temporary vehicle storage until 31st December 2026

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

#### **4.13 25/01526/PA 537, London Road, Ditton**

Operation description: Single store rear/side extension

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

#### **4.14 25/00855/PA 49 Hallsfield Road, Walderslade**

Ground floor rear extension 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**

**4.15 28/01560/PA Land South West of London Road and West of Castor Park, Allington**

Details of Condition 20 (Open Space Landscape Management Plan) Pursuant to planning permission TM/25/00829/PA (Section 73 application to vary the wording of Condition 27 to allow for the junction mitigation measures to be delivered prior to the occupation of no more than 70% of the 106 dwellings approved under ref. TM/19/00376/OAEA)

It was **Agreed** to note the Condition

**4.16 25/01538/PA 343 & 345 Pratling Street, Aylesford North**

Lawful Development Certificate Existing: To confirm continued use of 343 and 345 Pratling Street as independent dwellings

It was **Agreed** to note the Condition

**4.17 25/01539/PA 38 Walsham Road, Walderslade**

Two storey side extension, material and style to match existing.

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

**4.18 25/01547/PA Land and Barn Rear of 294 and 296, Coldharbour Lane, Aylesford South**

Erection of 5 dwellings with associated parking, amenity, landscaping and biodiversity enhancements.

It was **Resolved** to raise an Objection as it appears there is a right of way held by the Parish Council which it believes is a subsisting easement dating back to 1978. The Parish Councils solicitor is currently reviewing the legal position in relation to the easement and established rights and therefore it reserves the right to submit further detailed comments or evidence, if necessary, as this application progresses. Until the legal status of the right of way has been fully clarified, the Parish Council objects to its approval at this time.

**4.19 25/01532/PA Unit 4, Click Aylesford, Frank Sando Way, Aylesford South**

Proposed ventilation ducting to north-east and south-east elevations

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

**5. Any Other Correspondence**

None

**6. Duration of Meeting**

7.15pm to 7.41pm