

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 8th April 2025 Aylesford Parish Council Offices, Aylesford

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

1. Apologies for Absence

Apologies for Absence from Councillors Chapman, Mrs Eves, Fuller, Mrs Ogun, 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.

3. Minutes of the last meeting held on Tuesday 18th March 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 18th March 2025 be approved as a correct record and signed.

4. Planning Applications

4.1 25/00450/PA Land South West of London Road and South West of London Road and West of Castor Park, Allington, Maidstone

Details of Condition 4 (Landscaping) Pursuant to planning permission TM/23/01522/RM Reserved Matters Application: For the approval of layout, scale, appearance and landscaping for 106 homes, together with associated drainage, open space, parking and infrastructure pursuant to OA application 19/00376/OAEA Outline Application: permission for a residential scheme of up to 106 units, associated access and infrastructure

It was **Agreed** to note the Condition

4.2 25/00335/PA Land South West of London Road and South West of London Road and West of Castor Park, Allington, Maidstone

Details of condition 19 (Electric vehicle charging points) and Condition 24 (Cycle storage provision) Pursuant to planning permission TM/19/00376/OAEA Outline Application: permission for a residential scheme of up to 106 units, associated access and infrastructure

It was **Agreed** to note the Condition

4.3 25/00402/PA Development site at 84 and 86, Mill Hall, Aylesford South

Non-Material Amendment to planning permission TM/22/00701/FL to amend condition 2 (approved plans) for changes to elevations on plots 1 to 4 and 9 to 12 following a review of construction materials

It was **Agreed** to note the Condition

4.4 25/00431/PA 15, Oaks Dene, Walderslade

1 x dead Birch and 1 x snapped dead Birch trunk – Fell to ground level. Standing in Woodland W6 of Tree Preservation Order.

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

4.5 25/00170/PA Unit 5 and 6 Burnt Ash Road Quarry Wood Industrial Estate Aylesford South

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

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

4.6 25/00478/PA Development Site at Vanguard House 3 and Part of Units 3a and 3B, Mills Road, Quarry Wood Industrial Estate Quarry Wood Industrial Estate

Details of condition 7 (Construction Management Plan) and 9 (Geo-Architectural Investigation) Pursuant to Planning permission 24/01114/PA Demolition of existing buildings and erection of a new building and alterations to Site layout including new service area, car parking and associated physical works

It was **Agreed** to note the Condition

4.7 25/00473/PA 60, Hurst Hill, Walderslade

T1, Oak-Tree is in the garden of 60 Hurst hill with branches overhanging 50 Hurst Hill - Primary limbs have been removed in the past that overhung the garden, request to remove established epicormic regrowth, reduce remaining secondary branches back to boundary (removing approx. 2m) and reduce top by 2m. This would not be the whole tree just the tops encroaching over the garden. Reason for works- To alleviate acorns from fallen onto patio, bar and outdoor cooking area. Standing in Group W5 of Tree Preservation Order

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

4.8 25/00474/PA 25, Oaks Dene, Walderslade

Duplicate application -- see 24/02050/PA
1 x Maple (applicants ref. T1) – Fell. 1 x Oak poor specimen growing under canopy of T2 (applicants ref. T2) – Cut back secondary and tertiary branches only growing towards the house at 25 Oaks Dene to provide up to 3m clearance from the building face to prevent squirrels entering property (and remove deadwood), 1 x Oak (applicants ref. T3) – Remove deadwood only. All Standing in Woodland W6 of Tree Preservation Order

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

4.9 25/00512/PA 228, Station Road, Aylesford South

Lawful Development Certificate proposed: Single story rear extension

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

4.10 25/00515/PA 29 The Avenue, Aylesford South

The TPO covers the row of beech trees within several properties on The Avenue. Our garden (18 Orchard Avenue, ME20 7LY) backs on to these gardens and the trees are just on the boundary. We would like to complete the work for the trees to be cut back in line with our property boundary.

The trees have grown significantly over the boundary (by 4-5 meters in places) and are causing a concern for the 3 outbuildings beneath. Plus, there is a huge amount of sap produced by the trees which falls on to our patio leaving a sticky residue on the floor and all over our patio furniture.

Standing in Group G1 of Tree Preservation Order

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

4.11 25/00521/PA Land South of Barming Station and East of, Hermitage Lane, Maidstone

Variation of Section 106 Agreement

No comment made as awaiting further information from TMBC regarding this application.

4.12 25/00368/PA 10, Sycamore Drive, Aylesford South

Erection of front porch

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

4.13 25/00484/PA Cobdown Sports Ground Station Road, Aylesford South

Details of condition 07 (archaeological field evaluation works) and 08 (watching brief) submitted pursuant to planning permission TM/24/01220/PA (Installation of 2no. raised kiosks (one wet kiosk and one dry kiosk) at the proposed Borehole 10 site, enclosed within perimeter palisade fencing, 1.8m high and accessed via a 6m wide gate. 5m wide permeable stone access road from the compound to the highway and a 1.2m high galvanised steel gate on entrance to field)

It was **Agreed** to note the Condition

4.14 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**

5. Any Other Correspondence

The Clerk informed members that there is a road closure in Skinners Close Eccles for a VE Day Street Party on Sunday 11th May 2025 from 10am to 6pm.

A Councillor informed those present that there is an article in the Kent Messenger for an application from Lanes Group Ltd of Eccles, Manchester to apply for a license to use Southern Water Treatment Works in Bull Lane, Eccles as an operating centre for 20 goods vehicles.

6. Duration of Meeting

7:15pm to 7:29pm