

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 9th December 2025 Aylesford Football Club Pavilion, Aylesford

Present: Councillors Smith (Chair), Balcombe, Mrs Birkbeck, Fuller, Mrs Gadd, Netzel, Ms Oyewusi, Sharp, Shelley, Sullivan and Mrs Waters.

Melanie Randall (Clerk of the Council)

1. Apologies for Absence

Apologies for Absence from Councillor Miss Anderson Mrs Eves, Ludlow, Rillie were received 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 Councillors Netzel and Sharp declared an interest in item 4.5 as the application relates to Councillor Sharp's property and Councillor Netzel resides in the same street. They took no part in the discussion or decision.

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

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

4. Planning Applications

4.1 25/01813/PA Land South of London Road and East of Hermitage Lane, Aylesford South

Variation to clause 1 definition of 'Primary School Land' and paragraphs 4.4, 5.4 and 5.5 of Schedule 2. Deletion of paragraph 5.1 of Schedule 2. Addition of paragraph 26 to Schedule 6 and "Primary School Land Plan/Plan 9" at Appendix 1. Disregard the land coloured brown for the purposes of defining the Primary School Land on "Plan 2" titled "Development Framework" at Appendix 1. In relation to outline planning permission TM/17/01595/OAEA (Outline Application for erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage

Lane. Vehicular accesses into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access).

It was **Agreed** to note the Condition

4.2 25/01847/PA 19, Birch Crescent, Aylesford South

1 x (species unknown) (T1 applicant reference) Tree dead - Fell and remove the infested wood for disposal. Standing in Area A1 of Tree Preservation Orders 66/00011/TPO and 66/10020/TPO.

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

4.3 25/01858/PA Royal British Legion Industries, Land West of Hermitage Lane and East of Units 4A 4B and 4C, Mills Road, Quarry Wood Industrial Estate, Aylesford South

Details of condition 4 (Construction Environmental Management Plan) for Phase 2C. Pursuant to planning permission TM/20/02090/FL Under S73 of The Town and Country Planning Act 1990 (AS AMENDED): Variation of condition 15 (Highway Improvements) of planning permission TM/17/03513/FL

It was **Agreed** to note the Condition

4.4 25/01867/PA 31, The Avenue, Aylesford South

Proposed demolition of existing garage and construction of a Single storey side and rear extension

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

4.5 25/01899/PA 22, Locksley Close, Walderslade

T1 (applicants ref) Oak, reduce away from property giving 3m clearance (vermin issues) 8m to 5m
- T2 (applicants ref) Silver Birch stem, reduce H20m to 16m and W6m to 4m for maintenance purposes
- T3 (applicants ref) Silver Birch, reduce by H16m to 13m W13m to 8m for maintenance purposes
Standing in Woodland W5 of Tree Preservation Order

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

4.6 25/01900/PA 218, Woodlands Road, Aylesford South

T1 Sycamore, Remove branches over cinema room
T2, Oak, Lift to 5m
T3 Reduce Purple Plum 5m to 4m

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

4.7 25/01816/PA Units 4 to 11, Lake Road, Quarry Wood Industrial Estate, Aylesford South

Erection of extensions to the existing buildings and re-cladding of walls and roof of existing building for use falling within use classes E (g)(iii), or B8; alterations to existing access roads; excavation of foot of embankment and erection of retaining wall, provision of additional on-site parking; and related infrastructure

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

4.8 25/01898/PA Land adjacent 24, Russell Road, Blue Bell Hill

Erection of a detached Self-build dwelling - single storey with rooms in the roof space including 4 bedrooms plus a detached double garage

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

4.9 25/01938/PA Commuter Car Park, Lord Lees Grove, Blue Bell Hill

Erection of modular building comprising 12no. self-contained apartments, including associated landscaping, refuse / cycle store, parking and office

It was **Resolved** to raise **No Objection**, to the application. However, while the Parish Council recognises the need for temporary accommodation, it wishes to highlight the following concerns:

- The site is located within the Kent Downs Area of Outstanding Natural Beauty (now designated as a National Landscape), and appropriate weight must be given to this designation.
- Several documents reference *Phase 1*, such as the Covering Letter, the Design and Access Statement point 3.1 mentions ‘further expansion to the north’ and ‘the sites ability to accommodate a three-storey building’. It also shows illustrations of a method to expand the pods. This all implies that further phases are likely to be proposed on the remaining undeveloped parts of the site. The Planning Statement specifically notes that the scheme has been designed so as not to rule out future phases, although there is currently no funding to consider these at this time. Further proof that an expansion is likely to happen.
- The proposed 2-bed units appear very small for family occupation.
- The site is adjacent to a very busy road. The Council is concerned about children accessing or exiting the site and asks whether an appropriate risk assessment has been carried out.
- The Council is not aware of any bus service operating past the site. If this is the case, residents without access to a car will face significant difficulties in travelling to services, shops or employment.
- Although cycle storage is proposed, the Council considers the surrounding road network unsafe for cycling due to traffic volumes and road layout.
- There are no schools within a safe walking distance of the site.
- The proposal is located on the outskirts of a small village, immediately adjacent to a heavily trafficked route.

- Without access to public transport or safe cycling/walking routes, residents who do not drive may be left isolated, which could negatively impact their mental health and wellbeing.
- There is no access to a dentist or doctors surgery via public transport.

The Council welcomes the proposal for on-site staffing and notes that having a member of staff available at all times should offer residents day-to-day support and a point of contact for any concerns.

4.10 25/01820/PA 83, High Street, Aylesford North

Listed Building Application: To remove tiles (approx. 6, 000) from South and East roof elevations, replace with new, clay, heritage tiles of close to existing colour. Repair, like for like, is proposed for stacks, pointing, pots, rainwater goods. Any spalled/damaged bricks will be turned if practicable or replaced with reclaimed of similar colour. The tiles are old and of peg design, and have degraded, cracked and pitted with many having lost the leading edge to time and frost

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

4.11 25/01872/PA Land North of 351, Hermitage Lane, Maidstone

Details of conditions 20 (Part 4) (Verification report), 21 (Verification report) and 22 (Verification report) 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 hardstanding, landscaping, open spaces and infrastructure including drainage and earthworks)

It was **Agreed** to note the Condition

4.12 25/01947/PA Land Adjacent 52, Hallsfield Road, Walderslade

Felling Licence Consultation: Coppice fell of overstood Hornbeam and Ash as specified

The Clerk was asked to find out more about this application and report back.

‘Update since the meeting

Upon looking at this application on the TMBC planning portal the Clerk discovered that it was determined and permitted on the 10th December 2025. It seems the Forestry Commission has consulted with TMBC on a felling licence it has received. The document the Parish receives stated that the date for which the Parish must submit its comments is the 22nd December 2025. However, the Officer Delegated Report says the time to reply to the Forestry Commission is the 16th December and as the application is under the Forestry Act and not the Planning Act, it is considered acceptable to determine this consultation before the 16th December.

The reason it went through planning is because some of the trees stand within a Tree Preservation Order.

No comment to make as application already determined.

5. Any Other Correspondence

There was no Other Correspondence

6. Duration of Meeting

7.15pm to 7.32pm