

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 16th June 2026 at Aylesford Parish Council Offices, Aylesford

Present: Councillors Smith (Chair), Mrs Anderson, Mrs Birkbeck, Mrs Eves, Fuller, Mrs Gadd, Gledhill, Ludlow, Netzel, Rillie, Sharp, Shelley, Sullivan and Mrs Waters

Melanie Randall (Clerk of the Council)

1. Apologies for Absence

Apologies for Absence from Councillor Balcombe and Ms Oyewusi, 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. Councillor Mrs Gadd declared an interest in item 4.17 and Mrs Anderson declared an interest in item 4.18 as they are known to them and they took no part in the discussion or decision.

3. Minutes of the last meeting held on Tuesday 12th May 2026

It was **Resolved** that the Minutes of the meeting held on Tuesday 12th May 2026 be approved as a correct record and signed.

4. Planning Applications

4.1 TM/26/00505/TPOC 38 Holtwood Avenue, Aylesford South

x Scots Pine (applicants ref. T1) - Raise crown to approx. 8m. Standing in Woodland W1 of Tree Preservation Orders 64/00021/TPO and 64/10006/TPO

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

4.2 TM/26/00616/RD Cobdown Sports Ground, Station Road, Ditton

Details of condition 5 (Archaeological Watching Brief) pursuant to planning permission TM/25/01144/FL (Re-laying of 1 no. grass pitch into a new hybrid football pitch with associated infrastructure, installation of internal and external boundary treatment, and associated hard and soft landscaping)

It was **Agreed** to note the Condition

4.3 TM/26/00641/RD Cobdown Sports Ground, Station Road, Ditton

Details of condition 8 (Dimensioned Tree Protection Plan) Pursuant to planning permission TM/25/01319/PA Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plant

It was **Agreed** to note the Condition

4.4 TM/26/00651/RD Cobdown Sports Ground, Station Road, Ditton

Details of condition 18 (Noise Mitigation Strategy) pursuant to planning permission TM/25/01319/PA Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plan

It was **Agreed** to note the Condition

4.5 TM/26/00286/FL Land East of Aylesford Priory and West of 115 Rochester Road, Aylesford North

Retrospective Change of use application from Agricultural (Sui Generis) to for the use of covered area for dry log storage, and open area for sorting of logs class B8 open storage
It was **Resolved** to raise **No Objection**

4.6 TM/26/00653/TPOC 49 Holtwood Avenue, Aylesford South

1 x Beech tree, standing in small island in centre of driveway in front garden - Remove. Tree has become too large for the area. 1 x Silver Birch reduce by 30% mainly lower branches. 4 x Sweet Chestnuts. Remove new trunk growth since last tree works conducted (in 2022) on and along boundary of no.s 49/47 Holtwood Avenue (2 within no.49, 2 within no.47). 1 x Cluster of Field Maples. Removal of new trunk growth since last tree works conducted (in 2022) and 3 low branches standing along boundary of no.s 49/51 Holtwood Avenue (3 lower branches on no.49 side). 4 x Italian Alders Removal of new trunk growth since last tree works conducted (in 2022) and removal of overhanging tree branches damaging existing boundary fence along neighbouring property) on rear boundary embankment. All trees standing within W1 of TPO

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

4.7 TM/26/00667/FL Land North of Lodge Farmhouse, High Street, Aylesford North

Erection of 2no. commercial buildings (Use Class B8) with associated external storage including storage racking, vehicle parking, servicing and associated works including boundary fencing and access gates (part retrospective)

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

4.8 TM/26/00737/FL Units 2, 3 And 4 Burnt Ash Road, Quarry Wood Industrial Estate Aylesford

Refurbishment of existing wall cladding, over cladding existing roof, replacement of existing windows and doors and installation of security bollards

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

4.9 TM/26/00741/TPOC 13 Birch Crescent, Aylesford South

T1(Applicants ref)- Sweet chestnut, overall reduction of approx 25%, to 16m x 7.5m respectively. T2(Applicants ref)- Sweet chestnut, overall reduction of 25%, to 16m x 7.5m respectively. T3(Applicants ref)- Conifer Dismantle and removal to ground level. T4(Applicants ref)- Sweet chestnut, Overall reduction of 25% to 16.5m x 5m respectively. Area A1 of Tree Preservation Order

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

4.10 TM/26/00840/NMA Land West of Hermitage Lane and East of Units 4A 4B And 4C Mills Road Quarry Wood Industrial Estate, Aylesford South

Non-Material Amendment to planning permission TM/17/03513/FL to allow for changes to units HT41, HT42, HT43, Block B1, Block B2 and Block B3

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

4.11 TM/26/00841/NMA Land North Of 351 Hermitage Lane, Aylesford South

Non-Material Amendment to planning permission TM/22/00907/FL to removal of garage door and replace with bifold doors for Plot 25 and amendments to shared driveway for Plots 32 and 33 to provide individual access

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

4.12 TM/26/00880/RM Development Site Southern Part of Former Aylesford Quarry, Rochester Road, Aylesford North

Reserved Matters application pursuant to outline application ref: TM/22/01909/OA: Phase 1 Appearance, Landscaping, Layout, Scale The proposal comprises the construction of 21m of carriageway to extend the existing tarmac road into the quarry site with associated kerbs and drainage. In addition, associated landscaping and biodiversity details are submitted for approval for Phase 1 only.

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

4.13 TM/26/00456/TNCA Thickets 251 Woodlands Road, Aylesford South

1 x Oak (applicants ref. T1) - Reduce by 2/3 metres. 1 x Silver Birch (applicants ref. T2) - Reduce the height by approximately 4 metres and remove the dead top. (2 x dead Silver Birch (applicants ref. T3 and T4) - Fell to ground level).

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

4.14 TM/26/00814/RD Land West of Hermitage Lane and East of Units 4A 4B And 4C Mills Road, Quarry Wood Industrial Estate, Aylesford South

Details of condition 10 (Hard and soft landscaping and boundary treatment) pursuant to planning permission TM/20/02090/FL Application 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 dated 29 March 2018 to allow footway width to be reduced from 3 metres to 2 metres

It was **Agreed** to note the Condition

4.15 TM/26/00822/FL Aylesford Priory, High Street, Aylesford North

Entrance gates on the entrance driveway within the estate boundary

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

4.16 TM/26/00823/LB Aylesford Priory, High Street, Aylesford North

Listed Building Consent: Entrance gates on the entrance driveway within the estate boundary

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

4.17 TM/26/00839/FL 33 Birch Crescent, Aylesford South

Proposed single storey front extension and changes to roof and fenestrations of existing conservatory including new rooflights

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

4.18 TM/26/00853/FL 73 The Avenue, Aylesford South

Partial demolition of existing dining room and construction of single storey rear extension, loft conversion with rear dormer and front rooflights. Partial conversion of garage with alterations to roof

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

4.19 TM/26/00986/CAN Land North East Of Hermitage Park Community Centre, Cranford Road, Allington

Consultation by Maidstone Borough Council: Application Reference: 26/501692/FULL Proposal: Erection of 53 no. homes with associated gardens and parking spaces; new vehicular and pedestrian/cycleway access, a surface water attenuation basin, landscaping, and open space provision.

It was **Resolved** to raise an **Objection** on the grounds detailed below.

Water Supply Infrastructure

The Parish Council is concerned that the local water supply network is already under pressure and may not be capable of supporting a further 53 dwellings in this area.

Pressure on Health Services

Local GP surgeries are already struggling to meet demand, with residents experiencing difficulties obtaining appointments. The Council is concerned that the additional population generated by this development would place further strain on already stretched healthcare services.

Sewage and Wastewater Capacity

The Parish Council has concerns regarding the capacity of the existing sewage and wastewater network to accommodate the proposed development.

Cumulative Impact on Infrastructure

The Parish Council considers that the cumulative impact of this development on local infrastructure has not been adequately addressed. Additional pressure on water supply, healthcare services, sewage infrastructure, would place an unacceptable burden on infrastructure that is already under strain.

For these reasons, the Parish Council objects to the application and requests that planning permission be refused unless it can be demonstrated that the necessary infrastructure improvements and mitigation measures will be secured and delivered

4.20 26/00879/FL Aylesford Priory, High Street, Aylesford North

Widening of existing parking area and formation of overflow parking adjacent

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

4.21 26/00904 Royal British Legion Industries, Hall Road Aylesford South

Details of Condition 34 (Habitat Management and Monitoring Plan) of 25/00382/PA (Demolition of existing building and structures to provide 1no. warehouse building within a flexible B2 / B8 Use Class (General Industrial / Storage and Distribution), together with open storage (Use Class B8, alongside associated landscaping, parking and servicing and other infrastructure at Royal British Legion Industries, Hall Road, Aylesford, ME20 7NX)

It was **Agreed** to note the Condition

4.22 26/00905 Duchess of Kent Court, Hall Road, Aylesford South

T3. Cedar - Reduce radial spread towards the building by 2m. Current radial spread 8m leaving at 6m. T5 of Tree Preservation Order

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

4.23 26/01029 393 London Road, Aylesford South

Ash Tree – Fell

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

4.24 26/00928 Cobdown Sports Ground, Station Road, Ditton

Details of condition 35 (Hard and Soft Landscaping) 38 (South East Water Landscape proposal) pursuant to planning permission TM/25/01319/PA Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plan.

It was **Agreed** to note the Condition

4.25 TM/25/00925/OAEA Development Site Norther Fields, Bull Lane, Eccles

* The application has been amended as follows: Amended plans and documents received since receipt, including on 04.06.2026 and 03.06.2026.

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 an **Objection** on the grounds detailed below.

Inadequate Water Supply Infrastructure, Wastewater and Sewage Capacity

The Parish Council has significant concerns that the existing water supply network is already under pressure and may not be able to support an additional 300 dwellings without affecting current and future residents.

The Parish Council is also concerned that the existing sewage and wastewater infrastructure does not have sufficient capacity to accommodate the increased demand from the proposed development. There are already concerns regarding the performance of the local network, and further development could place additional strain on these services.

Pressure on Health Services

Local GP surgeries are already operating under considerable pressure, with residents frequently experiencing difficulties in obtaining appointments. The proposed development would result in a significant increase in population without any corresponding increase in healthcare provision. While S106 may provide funds for healthcare services, it doesn't physically provide GPs. The Council believes there aren't enough GPs coming through training and qualifying to keep up with the ever-increasing demand, so how will the funds help residents?

Cumulative Impact on Local Infrastructure

The Parish Council considers that the cumulative impact of the proposed development on local infrastructure on Bull Lane will have a negative effect on the community. The additional demands on water supply, healthcare services, sewage infrastructure, drainage systems, would place an unacceptable burden on infrastructure that is already under pressure. For the reasons set out above, the Parish Council objects to this application and respectfully requests that the Local Planning Authority refuses planning permission unless and until it can be demonstrated that the necessary infrastructure improvements and mitigation measures will be secured and delivered prior to the occupation of the proposed dwellings.

It should also be noted that members reported at the meeting they were not able to see any information on the TMBC Planning Portal.

4.26 26/00935 76 Hermitage Lane, Aylesford South

Change of use of the land for the stationing of two static caravans for Residential occupation. Associated hard and soft landscaping (Part Retrospective)

It was **Resolved** that, while the Parish Council has **no objection** it would like clarification on whether there is a time limit on the static caravan being in place and if so, what is it as these should be temporary structures and should not be in place forever with no limit. Particularly as this is partly retrospective.

5. Any Other Correspondence

There was no Other Correspondence.

6. Duration of Meeting

7.30pm to 7.45pm