

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 20th January 2026 at St Albans Church, Blue Bell Hill

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

Melanie Randall (Clerk of the Council)

1. Apologies for Absence

Apologies for Absence from Councillor Fuller 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 Interests.

3. Minutes of the last meeting held on Tuesday 6 January 2026

It was **Resolved** that the Minutes of the meeting held on Tuesday 6th January 2026 be approved as a correct record and signed.

4. Planning Applications

4.1 TM/25/02043/TPOC - Old Oak, 3 Mercer Court, Walderslade

Oak (T1-Applicants ref.) - reduce height and spread by no more than 4m, to previous pollard points. Crown lift to achieve 5m ground clearance. T1 of Tree Preservation Order

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

4.2 TM/25/02072/FL - Land South of Barming Station and East of Hermitage Lane, Aylesford South

Section 73 application to vary Condition 1 (Plans list) of planning permission TM/24/00055/PA (Reserved Matters application for approval of layout, appearance, landscaping and scale of 166 dwellings at Phase 2, Hermitage Park pursuant to outline planning permission TM/20/02749/OAEA (APP/H2265/W/21/3288065)) to allow for minor amendments to highway and footway design and layout on the southern boundary and to create vehicular and pedestrian access to the adjacent land

It was **Agreed** to note the Condition

4.3TM/25/02092/TPOC - Land Opposite Hall Road, London Road, Aylesford South

Group of Mixed broad leaves (G1) (Applicants ref.)- Side prune trees to give 2m clearance from the adjacent signage totem, pruning to suitable growth points Ash (T2) (Applicants ref.)- Crown-lift tree over Mills Road, removing 2 x lowest primary branches. Standing in W1 of Tree Preservation Order

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

4.4 TM/25/02104/TPOC Duchess Of Kent Court, Hall Road, Aylesford South

T2 (Applicants ref.) Yew - Reduce back to previous points. Reduce height by up to 1.5m and radial spread by up to 1m. Current estimated height 10m leaving at 8.5m. Current estimated radial spread 4m leaving at 3m. Crown thin by 20%. T2 of Tree Preservation Order

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

4.5 TM/25/02105/TPOC Duchess Of Kent Court, Hall Road, Aylesford South

T1 (Applicants ref.) Beech - Crown thin by 20%. Crown lift to 6m above ground level. T7 of Tree Preservation Order

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

4.6 TM/25/02117/TNCA 18 High Street, Aylesford North

1 x Sycamore (circled red T1) and 1 x Elder (circled yellow T2) both in rear carpark - Crown lift to 3m or to suitable growth points leaving final pruning cuts to 2.5cm

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

4.7 TM/25/02119/RD Applied Distribution Ltd Laverstoke Road, Allington

Details of biodiversity net gain submitted pursuant to Schedule 7a of the Town Country Planning Act 1990 (as amended) relating to planning permission TM/24/02030/PA (Demolition of existing single industrial unit and erection of two replacement units for B2/B8 use, ancillary office space, access, associated parking, cycle shelters, bin store, fencing, substation, landscaping and roof PV)

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

4.8 TM/25/02101/RD Land South of London Road and East of Hermitage Lane, Aylesford South

Details of condition 4 (Earthworks) Pursuant to planning permission TM/23/00643/RM Reserved Matters application: Detailed design of the strategic open space and landscaping (Infrastructure phase 1 and 2) pursuant to outline application (varied via S73) Ref: TM/22/01863/FL (Section 73 minor material amendment application to vary condition 08 of approved outline permission TM/17/01595 OAEA for alterations to the proposed design of Poppy fields roundabout)

It was **Agreed** to note the Condition

4.9 TM/25/02151/EASP Land South West Of 372 Bull Lane, Eccles

Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Revised request for Scoping Opinion in connection with the provision of approximately up to 200 residential units, up to 100m² of Local Area for Play (LAP) and extensive landscaping

It was **Agreed** to note the Condition

4.10 TM/25/02154/RD Royal British Legion Industries, Hall Road, Aylesford South

Details of Condition 25 (Security measures) and 27 (Construction and Environmental Management Plan) submitted pursuant to planning permission TM/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)

It was **Agreed** to note the Condition

4.11 TM/25/02171/AGN Land at Little Culand Rochester Road, Aylesford North

Prior Approval Notification under Schedule 2, Part 6 for the erection, extension or alteration of a building/road for agricultural or forestry use

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

4.12 25/01898/PA Land adjacent 24 Russell Road, Blue Bell Hill

This Application has been amended - new documents received 13.1.26 – We raised No Objection to the original application 6.1.26

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 but request that the Tree Preservation Order must be enforced.

4.13 25/01816/PA Units 4 to all, Lake Road, Quarry Wood Industrial Estate, Aylesford South

This Application has been amended – Change of description – we raised no objection to the original application 6.1.26

Erection of extensions to the existing building to create two additional units. 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**

5. Any Other Correspondence

None

6. Duration of Meeting

7.30pm to 7.42pm