



Aylesford Parish Council

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To All Members of the Planning Committee

You are summoned to attend a meeting of the Planning Committee to be held at Aylesford Parish Council Offices, Aylesford, on **Tuesday 2nd September 2025**, commencing at 7:15pm

All Meetings are open to members of the public to observe.

AGENDA

1. Apologies

2. Declarations of Interests

3. Minutes of the last meeting held on Tuesday 5th August 2025.

4. Planning Applications

4.1 25/01271/PA 4, Olde Timbers, Holtwood Avenue, Aylesford South

1 x dead windblown Silver Birch propped in adjacent street tree and 1 x windblown Cypress (both in front garden and shown in applicants photos) - Remove.

4.2 25/01284/PA Development Site Southern Part of former Aylesford Quarry, Rochester Road, Aylesford North

Details of Conditions 1 (Reserved matters), 2 (First phase reserved matters), 4 (Phasing plan), 11 (Construction platform levels), 13 (Landscaping and boundary treatment), 16 (External materials), 18 (Construction transport management plan), 19 (Wastewater drainage plan), 20 (Foul water plan), 21 (Surface water drainage scheme), 23 (Surface water infiltration), 24 (Lighting- Public areas), 26 (part)(Site investigation), 29 (Crime prevention), 30 (Archaeological report), 31 (Archaeological survey), 33 (BNG plan), 34 (Bio diversity management and monitoring plan), 35 (Bio diversity method statement) & 37 (Lighting design strategy) submitted pursuant to planning permission TM/22/01909/OA (Outline Application: A later living community comprising up to 180 age-restricted dwellings (Class C3), up to 191 extra care houses and apartments (Class C2) with associated community facilities within a central hub building, an 80 bed care home (Class C2), up to 70 Key Worker apartments, a new facility for the local Scouts and parking, associated green infrastructure including landscaping, public open space, allotments, biodiversity enhancements and associated accesses to Rochester Road and Bull Lane)

4.3 25/01311/PA 13, Ffinch Close, Ditton

1 (Applicants ref) Oak tree- Fell- To gain light into garden, prevent copious tree debris onto garden and for grass to thrive. Standing in W1 of Tree Preservation Order

4.4 25/01300/PA Land South West of 372 Bull Lane, Eccles

Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Request for Scoping Opinion in connection with the provision of approximately up to 150 residential units, up to 100m² of Local Area for Play (LAP) and extensive landscaping.

4.5 25/01310/PA 154, The Avenue, Aylesford South

Construction of front entrance lobby

4.6 25/01319/PA Cobdown Sports Ground, Station Road, Ditton

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

4.7 25/01255/PA 31, Tavistock Close, Walderslade

Lawful Development Certificate Proposed: loft conversion with rear dormer and front roof window

4.8 25/01294/PA TMBC Woodland Open Space Rear of 23 to 33, Woodbury Road, Walderslade

1x windblown leaning Silver Birch (in location of purple blob on applicants plan) - Fell. Standing in Woodland W6 of Tree Preservation Order.

4.9 25/01318/PA 184, Woodlands Road, Aylesford South

1 x Cherry (in rear garden shown in applicants photos) - Remove. Standing in Woodland W1 of Tree Preservation Order

4.10 25/01292/PA 2, Thorn Close, Blue Bell Hill

Retrospective application for the erection of a Push Bike Storage Shed in space on side of driveway

4.11 25/01320/PA 13, Firs Close, Aylesford South

Lawful Development Certificate Proposed: extension of existing drop kerb from 2.6m. to maximum width of 6m.

5. Any Other Correspondence

MRandall

Melanie Randall
Clerk & Responsible Financial Officer

Date: 28th August 2025