



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 Football Club Pavilion, Aylesford, on **Tuesday 9th December 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 18th November 2025.

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).

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.

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

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

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

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

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

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

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

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

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)

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

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

5. Any Other Correspondence

M Randall

Melanie Randall
Clerk & Responsible Financial Officer

Date: 4th December 2025