



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 Eccles School, Eccles on **Tuesday 16th 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 2nd September 2025.

4. Planning Applications

4.1 25/01282/PA405, London Road, Aylesford South

1 x Oak located in rear garden right hand side (applicant ref: T1) Crown reduce height from 14m to 10m and radial spread from 7m to 4.5-5m.

2 x Lawson cypress located on left hand side boundary growing in close proximity (ref: T2) - Crown reduce height from 16m to 12m. Standing in A1 of Tree Preservation Order.

4.2 25/01382/PA 4, Hurst Hill, Walderslade

Oak, triple-stem (T1-Applicants ref.) - Remove eastern low-hanging, pendulous branch, situated 8m above tree base. Remove major dead wood.

Yew x 2, Field Maple (G1-Applicants ref.) - coppice at ground level due to suppressed growth. This group has low-level eastern growth and obscures the view of the mature woodland behind.

Standing in Group W5 of Tree Preservation Order

4.3 25/01397/PA Olde Timbers, 4 Holtwood Avenue, Aylesford South

T1 (Applicants ref) Lawson Cypress- Fell to ground level. The tree has been topped previously and though it has began to recover is now of poor form. It has grown wider following the topping and interferes with neighboring property.

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 25/01230/PA Development Site at the Hermitage, Hermitage Lane, Aylesford South

Section 73 application to vary condition 2 (Approved drawings) (as also amended through subsequent non-material amendment applications) Pursuant to planning permission TM/20/01414/FL to reflect changes to the internal configuration of the proposed care home and associated changes to the external appearance of the building. Changes required to meet operational and staffing requirements and to comply with current building regulations

4.6 25/01395/PA Land South of 477 Maidstone Road and 46 Hallsfield Road, Walderslade

change of use from amenity land to residential and erection of new fencing

4.7 25/01430/PA 37 The Avenue, Aylesford South

Proposed Single Storey Rear Extension

4.8 25/01399/PA 31, 33 and 35, The Avenue, Aylesford South

G1 - Remove regrowth from line of Beech trees previously reduced between 2016 and 2021. Current height 15m final height 10m. We will also reduce the crown spread to the north and south from 8m to 5m, again following the wounds left by previous reductions. There is a total of 17 trees to be included in this application with 8 trees present in the boundaries of 31, 6 trees present in the boundaries of 33, and 3 trees present in the boundaries of 35 The Avenue.

The reason for the proposed works is primarily for maintenance purposes, increasing light to the gardens below, and maintain neighbourly relations with others affected by the trees in adjacent gardens. The trees have been reduced before (in 31 more recently than 33 and 35), with decay evident at the previous pruning points. A Ganoderma bracket was observed on one tree in the garden of 35, the reduction of the sail area on this tree may help preserve it longer.

Standing in Group G1 of Tree Preservation Order

4.9 25/01394/PA 21, Marlow Copse, Walderslade

1 x Cypress tree- Fell. (A) (applicant reference) Tree is standing in the front garden of Woodland W7 of TPO

4.10 25/01444/PA 76, Teapot Lane, Aylesford South

Single storey rear extension incorporating reduction of existing garage length

5. Any Other Correspondence

MRandall

Melanie Randall
Clerk & Responsible Financial Officer

Date: 11th September 2025