

REPORT TO AYLESFORD PARISH COUNCIL 16th September 2025

By the Tonbridge and Malling Borough Councillors for

**Aylesford North and North Downs Ward
Councillors Dave Davis, Alex McDermott and Roger Dalton**

**Aylesford South and Ditton Ward
Councillors Rob Cannon, Steve Hammond and Colin Williams**

**Walderslade Ward
Councillor Des Keers**

ALL WARDS ITEMS

LOCAL PLAN – UPDATE

1. We are getting close to the start of the Regulation 18 consultation. There are currently discussions happening at TMBC as to what this might look like, given most of the evidence underpinning the Local Plan has now been completed. To meet the key December 2026 deadline for final submission to the Planning Inspectorate, it is vital this consultation takes place. Your preparations need to cater for this.

DEVOLUTION

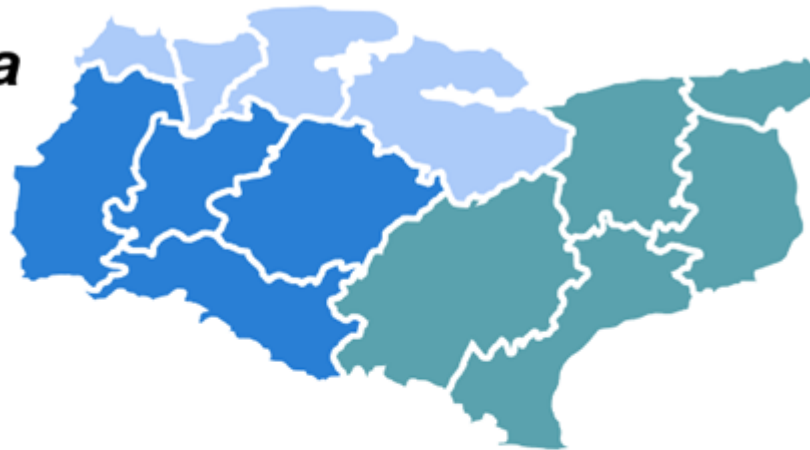
2. On Wednesday 3 September, Kent's councils asked its advisors KPMG, whose work is being paid for by the government, to look in more detail at two options for unitary councils and the areas they should cover. These are options 3a and 4b as below. You will note they have the same geography for us – combining the boroughs of Tonbridge and Malling, Maidstone, Sevenoaks and Tunbridge Wells.

3. Once KPMG and council officers have worked together to draw up business cases for each of the options, each council will go through its own decision-making process to decide which option it supports. Business plans need to be submitted to the Ministry of Housing, Communities and Local Government by 28 November. The final decision rests with ministers.

4. Kent County Council, which prefers one Council covering the whole of Kent, has effectively withdrawn from this work after its preferred model was not shortlisted on 3 September and is putting forward its own submission.

Three unitaries

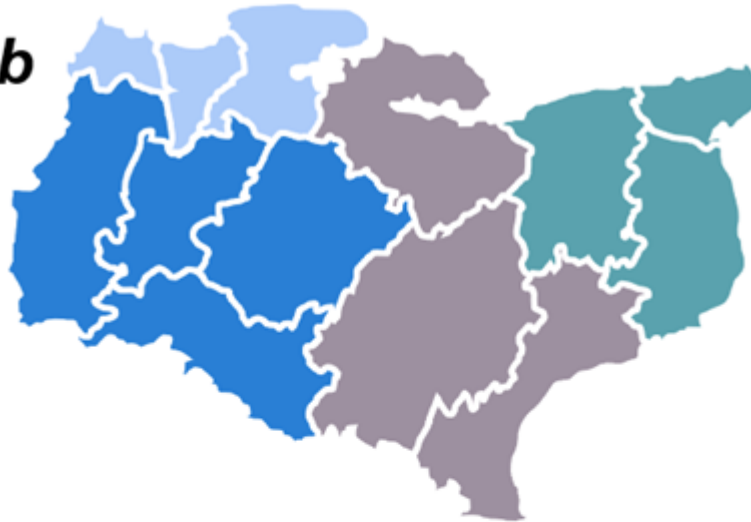
3a



A three unitary option with a north, east and west unitary.

N	W	E
686,716	567,062	677,906

4b



N	W	E	M
528,337	567,062	424,559	411,726

A four unitary option with unitaries in the north, west, centre and east with Folkestone and Hythe in the central unitary.

PARISH PARTNERSHIP PANEL

5. At the Parish Partnership Panel on 28th August there was an excellent and full briefing on the state of affairs on Devolution and the Local Plan, as at that date. Much of the detail is still valid. We recommend it to all councillors. You Tube Chanel link to the meeting is at :

<https://www.youtube.com/watch?v=WiFHmJm6isY>

PUBLIC REPRESENTATION AT PLANNING MEETINGS

6. There has been a change in the TMBC Constitution on representation by members of the public at planning committee meetings.
7. There have been no changes to Parish Council representation which remains at one speaker for 3 minutes.
8. There has been no change to the applicant's representation which remains at one speaker for 3 minutes.

9. The main change is for public speakers which was an unlimited number. This has now been reduced to 5 speakers. Each speaker can speak for 3 minutes.

A229 BLUE BELL HILL ROAD REPAIRS

10. Though a KCC matter, you should note the extensive road works going into the A229 on Blue Bell Hill in the coming months. Your clerk will be aware of this work. TMBC are checking the extent of this work at present, to see if it affects any of our operations.

TEMPORARY ACCOMODATION – BBH OLD COACH CAR PARK

11. The procurement, of a contractor, to work with on the design and potential build of temporary accommodation on the Bluebell Hill car park site is being concluded. Once the contract has been awarded, the Council will be working with the successful contractor, to design a scheme and submit a planning application. The Council is committed to engaging with residents on the scheme as soon as we can and ahead of the planning process and we will provide more information on this as we progress.

AYLESFORD NORTH & NORTH DOWNS ISSUES

LAND AROUND ECCLES – PUBLIC MEETINGS

12. The 38 suggestions from the public meetings have been passed back to our planners who have analysed them and split them into those that can be looked at during the development and those that should be dealt with by KCC or other authorities outside it.

13. We are working with the planners prior to taking this back to Eccles village for final consultation. Some of the suggestions may be relevant to the Local Plan Regulation 18 consultation.

ENFORCEMENT ACTIONS IN PROGRESS

Nursery Rochester Road Aylesford (25/00039)

14. There is no change from our May report. You will recall that enforcement action was about to restart after the applicant lost an appeal against that enforcement. Almost immediately the owner submitted another application. This application is still under consideration delaying enforcement action.

Land Rear of Mackenders Lane Eccles Aylesford Kent

15. There is no change from our May report.
16. There is a farm building that has been largely built. It is a building for farm use such as storing farm machinery. This building is permitted development.
17. There is also a caravan on site that is been occupied during the period of construction of the permanent building above which is permitted during that construction. A meeting has been held with the owner and TMBC Enforcement Officers and there is still work going on the approved building. As such continued use of the caravan is lawful until that work stops.
18. Some new containers have been bought onto the site and enforcement officers are assessing whether these need planning permission.

Land On Former Scout Camp Warren Road

19. There is no change from our May report. It remains in the hands of the over stretched court system awaiting further prosecution.

Land North of Lower Warren Road and East of Warren Road

20. There is no change from our May report. The closure of this enforcement action was reported to you earlier. However, also reported, was an application 24/02027/PL had been submitted for a mobile home on the site. We are still waiting for a decision on the planning application before any enforcement action can be taken.

Common Road Blue Bell Hill

21. There is no change from our May report. There has been activity where landowners are trying to sell land in this field. In itself, that is not a planning issue.
22. To date there has been no construction that requires enforcement action however this is still an active enforcement case.

AYLESFORD SOUTH AND DITTON

23. We are still waiting for the major development of 435 houses at Bunyards Farm 22/00409 to come to Area 3 Planning. A further consultation is needed on ecology information provided by the applicants. In addition the applicants have also queried education contributions to KCC which will also require a response. It will come to Area 3 Planning Committee as soon as this is resolved.

WALDESLADE WARD

24. Nothing to report this month.