

# **Aylesford Parish Council**

## **Meeting of the Council**

### **Minutes of the Meeting held at the Tunbury Hall, Walderslade Aylesford on 15 July 2025**

**Present:** Councillors Mrs Gadd (Chair), Miss Anderson, Balcombe, Mrs Birkbeck, Mrs Eves, Gledhill, Ludlow, Rillie, Sharp, Shelley, Smith and Sullivan.

**In Attendance:** Mrs Randall (Clerk)

**Also in Attendance:** 17 members of public and Borough Councillors Davis and Keers

**Apologies:** Councillors Chapman, Fuller and Ms Oyewusi.  
Apologies also received from Borough Councillor Dalton.

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#### **1. Election of Chair of the Council**

There was one nomination for Chair, Councillor Mrs Joyce Gadd who was proposed by Councillor Sullivan. Councillor Balcombe seconded.

A show of hands took place and Councillor Mrs Joyce Gadd was unanimously elected.

#### **2. Declaration of Acceptance of Office**

Councillor Mrs Gadd made her Declaration of Acceptance of Office before the Clerk.

#### **3. Apologies for absence**

Apologies of Absence from Councillors Chapman, Fuller and Ms Oyewusi and Borough Councillor Dalton were received, and the reasons for absence agreed.

#### **4. Declarations of Interest additional to those contained in the Register of Members' Interests**

There were no declarations of interest additional to those contained in the Register of Members Interests.

## **5. Election of Vice Chair of Council**

There were two nominations for Vice Chair, Councillor Mrs Lorna Eves and Tom Shelley. A secret ballot took place using voting slips to protect the confidentiality of individual votes.

The votes were counted by the Clerk, and the result was that Mrs Eves was duly elected as Vice Chair by majority vote.

## **6. To confirm as a correct record the Minutes of the Annual Meeting of the Council held on 13 May 2025**

It was **Resolved** that the Minutes of the Annual Meeting of the Council held on 13 May 2025 be approved as a correct record and signed.

## **7. Matters Arising from the previous minutes (including those which required Member's action)**

There were no Matters Arising from the previous minutes.

## **8. To note the Minutes from the Annual Meeting of the Parish held on 13 May 2025**

It was **Resolved** that the Minutes of the Annual Meeting of the Parish held on 13 May 2025 be approved as a correct record and signed.

## **9. Chair's Announcements**

There were no announcements.

## **10. Adjournment of the meeting to allow for public participation (pursuant to Standing Order 3 e & g Members of the public may make representations, answer questions, and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. A member of the public shall not speak for more than the time set in the Standing Orders).**

### **10.1 Kent Police**

The Clerk reported that PC Warner continues to call into the Parish Office regularly, if he cannot pop in, he will call her.

### **10.2 To receive the report of the County Councillor**

No report received.

### **10.3 To receive the report of the Borough Councillors**

See attached report at Appendix A.

Members of the public had attended due to the proposal by TMBC to turn the old Blue Bell Hill commuter car park into a site for temporary accommodation for people who already live in the Borough.

Councillors Dave Davis and Des Keers introduced themselves and explained the background to the proposal. Key points were

- There is a great need for temporary accommodation in the Borough
- It is perfectly understandable that residents have concerns
- It is a brownfield site which is currently rewilding itself and will cost money to clear, the weeds are damaging the tarmac which will need to be repaired
- The average stay for people in temporary accommodation is 8 months, but this varies from just a few months to 18 months and sometimes longer depending on the individual circumstances
- There is an eligibility criteria that needs to be met, and the main point is that a person or family must meet one of two residence tests, which is to have lived in the Borough for either six months in the last 12 months or three years in the last 5 years.
- Every person who needs temporary accommodation is interviewed by trained professionals. As part of that a risk assessment is carried out to look at public and residents safety.
- The risk assessment will determine whether the applicant has mental health problems, is on the sex offenders register. Is an ex-convict or has alcohol or drugs problems. In all those cases there is better and safer accommodation for the housing team can access. The proposed development would not be capable of meeting the standards required to house those people and they would not be housed there.
- No refugee coming into the country will be housed in temporary accommodation, they are put elsewhere.
- The housing will be modular constructions
- TMBC members have voted through the funding package, not the actual proposal as this will automatically go to their Area 3 Planning Committee
- There will be a Community Engagement meeting with plans available and various TMBC Officers and Councillors in attendance.
- There were several questions from the public
- As the Parish had ran out of time for this part of the meeting the Borough Councillors asked people to email them with their questions, and can find their details on the TMBC website

**Duration of Public Participation 19:24 to 20:01**

## **11. To Receive and Note the Minutes of the Policy & Resources Committee**

### **a) Policy and Resources – 3 June 2025**

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 3 June 2025 be approved as a correct record.

### **b) Policy & Resources – 1 July 2025**

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 1 July 2025 (draft) be approved as a correct record.

## **12. To Receive and Note the Minutes of the Environmental Services Committee**

### **a) Environmental Services – 3 June 2025**

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 3 June 2025 be approved as a correct record.

### **b) Environmental Services – 1 July 2025**

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 1 July 2025 (draft) be approved as a correct record.

## **13. To Receive and Note the Minutes of the Planning Committee**

### **a) Planning Committee – 13 May 2025**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 13 May 2025 be approved as a correct record.

### **b) Planning Committee 3 June 2025**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 1 July 2025 be approved as a correct record.

### **c) Planning Committee 1 July 2025**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 1 July 2025 (draft) be approved as a correct record.

## **14. Accounts for Payment**

The Council considered the Payment Schedule attached to the Agenda and Councillor Mrs Birkbeck proposed and Councillor Balcombe seconded and it was **Resolved** that 27 payments totalling £12,430.32 be made.

## **15. Council Vacancies**

There is one Vacancy for Eccles Ward and one for Aylesford South.

**Noted**

## **16. Decisions taken under S101 Delegated Authority**

No decisions have been taken.

## **17. Request received from Southern Water to lay pipework through Old Bridge Gardens**

The Clerk reported that she had received communication from Southern Water regarding proposed works to replace sewage pipework in the area from the Brassey Centre, Aylesford, to the pumping station going under the river. It was noted that the pipe may need to go through Old Bridge Gardens and into the pumping station, rather than directly into the pumping station.

Southern Water holds the right to lay pipework through Council owned land without requiring formal permission. However, the Clerk had sought legal advice regarding the establishment of an Easement and confirmed that both the Council's solicitor and Southern Water are in agreement with this approach.

The Clerk further advised that she had requested compensation for the granting of the Easement. A figure of £1,000 has been proposed by Southern Water.

Should Old Bridge Gardens be used, works are expected to commence in September 2025. The Clerk confirmed she holds full contact details for all relevant parties.

It was **Resolved** to authorise the works if required and for the Clerk to continue liaison with the solicitor and Southern Water in progressing the Easement and associated arrangements.

**Closed**

## **18. To consider any other items of correspondence**

There was no Other Correspondence.

## **19. Duration of Meeting**

7:15pm to 8pm

## **REPORT TO AYLESFORD PARISH COUNCIL 13<sup>th</sup> May 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**

1. We will not be able to join you at your meeting because it clashes with the TMBC Annual Council.

### **FREEMAN CEREMONY**

2. Prior to our Annual Council on 13th May, TMBC will confer on Royal British Legion Industries the Freedom of the Borough. A most worthy recipient of the honour who provide a unique service to armed forces veterans across the whole of the UK.

### **LOCAL PLAN – UPDATE**

3. There have been no further updates since our last report.

### **DEVOLUTION**

4. There has been no further update on devolution since last time.

## **AYLESFORD NORTH & NORTH DOWNS ISSUES**

### **LAND AROUND ECCLES – PUBLIC MEETINGS**

5. The two meetings we reported on at your last meeting, took place on Wednesday 26th March from 18:00 to 20:00 and Sunday 30th March 11:00 to 13:00. They were successful with about 50 residents attending each meeting.

6. We now have a list of concerns during construction and some requests for facilities as part of the development.

7. We will now further explore these issues in a forth coming survey to every house and then prepare a report for TMBC planners and you.

## **ENFORCEMENT ACTIONS IN PROGRESS**

### **Nursery Rochester Road Aylesford (25/00039)**

8. 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 will delay enforcement action. Dave Davis and Roger Dalton had a meeting with both the case officer and the enforcement officer who are now working together on this issue. As of now this is still under consideration by the case officer and when decided will pass to the enforcement officer.

### **Land Rear of Mackenders Lane Eccles Aylesford Kent**

9. There is no change on this application.

10. 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.

11. 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.

### **Land On Former Scout Camp Warren Road**

12. There is no change on this which is in the hands of the over stretched court system awaiting further prosecution.

### **Land North of Lower Warren Road and East of Warren Road**

13. The closure of this enforcement action was reported to you earlier. Since then, a new application 24/02027/PL has now been submitted for a mobile home on the site. This application is now at an advanced stage and we hope that there will be a decision before your next meeting.

### **Common Road Blue Bell Hill**

14. There has been activity where landowners are trying to sell land in this field. In itself, that is not a planning issue.

15. To date there has been no construction that requires enforcement action however this is still an active enforcement case.

## **AYLESFORD SOUTH AND DITTON**

16. It is anticipated that the application, in respect of the major development of 435 houses at Bunyards Farm 22/00409 will come to Area 3 Planning on 5th June and if that does not happen then it should come before the committee on the 10th July.

## **WALDESLADE WARD**

17. The coppicing work at Taddington Valley has been completed for this term however more may be undertaken in the Autumn. There have been new trees planted and 3 new bench seats installed along the main pathway, which local residents are enjoying.