

# Aylesford Parish Council

## Meeting of the Council

### Minutes of the Meeting held at St Marks School Eccles, on Tuesday 16 September 2025

**Present:** Councillors Mrs Eves (Vice Chair), Miss Anderson, Balcombe, Mrs Birkbeck, Fuller, Gledhill, Ludlow, Sharp, Shelley and Smith.  
Netzel and Mrs Waters from item 7.b

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

**Also in Attendance:** 5 members of public, PC David Warner and Borough Councillor Davis

**Apologies:** Councillors Chapman, Mrs Gadd, Rillie, Sullivan, and Ms Oyewusi.  
Apologies also received from Borough Councillor Dalton.

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#### 1. Apologies for absence

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

#### 2. 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.

#### 3. Chair's Announcements

The Chair thanked the public for taking the time to attend the meeting.

**4. 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).

#### **4.1 Kent Police**

PC Warner apologised for being a little bit late, he was apprehending youths with catapults which he confiscated.

He reported the issues he has been dealing with are

- Catapults are a big problem at the moment in all areas and Kent Police are working hard at catching the perpetrators.
- Nuisance bikes – these prove problematic to catch as they can go off road in places the police car cannot.
- Youths accessing the quarry site in Aylesford, causing a nuisance, breaking fences to gain entry. This is also happening at the Southern water site, where the youths are fishing and have been swimming.
- Doesn't get too many calls regarding Eccles

There was a question around the flags that are being put up on lampposts etc and if Kent Police are doing anything about it. PC Warner said officers have been told they are not to prosecute anyone who has put a flag up.

A resident raised a concern about the MTS tanker lorries coming through Eccles, some often at speed. The roads aren't wide enough which isn't helped by the overgrowth from fields which needs cutting back. The Clerk will contact KCC to report it, if it is not them, they will contact the landowner.

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

No report received

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

See attached report at Appendix A

Borough Councillor Davis apologised for taking over the last meeting of full Council 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.

Councillor Davis sought the Parish Councils approval to pay for another leaflet to be printed that will be distributed to all households in Eccles which will provide an update on the suggestions from the public of things that residents would like to see implemented from the Bushey Wood development. The leaflets will be designed by Borough Councillor Davis and Councillor Ludlow and distributed by themselves and residents.

It was **Resolved** to pay for the printing.

Councillor Ludlow thanked Borough Councillor Davis for helping with the public meetings and explaining the situation to residents. He also thanked the Parish Council for its support in funding the printing costs of the first leaflet and for agreeing to fund the second one.

Councillor Ludlow informed the council that the school wish to carry out some improvements but there is little point if they will be moving to a new school. He asked if a school will be provided. The advice from the Borough Councillor was that the School Governors need to speak with KCC to find out if they will be moving or not.

A resident asked if a school was going to be built or if the requirement is to provide land for a school which KCC then must build? It was advised that when the School Governors contact KCC this question should also be asked.

A resident asked whether the new school will include a specialist area to support children with conditions such as ADHD, as there are local children who would benefit from the right environment to help them achieve the best possible education. The answer was not known but it is a very valid point and again should be something that is raised by the Governors when contacting KCC about the other points.

A resident asked if there were any plans in the area to build a secondary school. As far as the Parish Council is aware there are no plans at the moment, but this is an ideal example of the type of thing that should be included in the Regulation 18 Consultation which is close to starting.

Regulation 18 Consultation is part of preparing the Local Plan, where TMBC ask the community to get involved. It is about what the Local Plan needs to address and what the priorities should be.

#### **Duration of Public Participation 19:33 to 19:57**

### **5. Minutes of the Meeting of the Council held on 15 July 2025**

It was **Resolved** that the Minutes of the Meeting of the Council held on 15 July 2025 be approved as a correct record and signed.

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

There were no Matters Arising.

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

### **a) Policy and Resources – 5 August 2025**

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 5 August 2025 be approved as a correct record.

### **b) Policy & Resources – 2 September 2025**

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 2 September 2025 (draft) be approved as a correct record. It was **Unanimously Agreed** to co-opt Gavin Netzel and Joanne Waters – Minute 8. Both signed their Declaration of Acceptance of Office in front of the Clerk and Proper Officer and joined the meeting.

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

### **a) Environmental Services – 5 August 2025**

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 5 August 2025 be approved as a correct record.

### **b) Environmental Services – 2 September 2025**

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 2 September 2025 (draft) be approved as a correct record.

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

### **a) Planning Committee – 15 July 2025**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 15 July 2025 be approved as a correct record.

### **b) Planning Committee 5 August 2025**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 5 August 2025 be approved as a correct record.

### **c) Planning Committee 2 September 2025**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 2 September 2025 (draft) be approved as a correct record.

## **10. Accounts for Payment**

The Council considered the Payment Schedule attached to the Agenda and Councillor Balcombe proposed and Councillor Miss Anderson seconded and it was **Resolved** that 20 payments totalling £6,325.60 be made.

## **11. Council Vacancies**

There are two vacancies for Aylesford South.

**Noted**

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

Two decisions were taken

1. To allow the Aylesford Football Club to park at the top of Forstal Recreation Ground for their annual tournament on the 30<sup>th</sup> and 31<sup>st</sup> August. The request was received on the 7<sup>th</sup> August and there was no meeting until 2<sup>nd</sup> September.
2. To remove the height barrier at Blue Bell Hill Recreation Ground and dispose of it, to install a new five bar gate further down the access road, move the two rhino bollards and reinstate them at the new gate. To install a new height barrier (made to measure) at the new gate and install a stile at the new gate. The decision was made as a member of public who owns a piece of land next to the Parish Councils wanted vehicular access via the access road to the recreation ground. Legal advice was sought before granting permission.

## **13. To renew the annual Cyber Security insurance policy**

The Clerk advised the Council that although this is well below what she can authorise; audit requirements are that this is agreed by Council. The quote is the same as last year, which is £370.72. It was **Resolved** to proceed.

**Closed**

## **14. To consider the Lease agreement between the Parish Council and St Peters School, Aylesford relating to the converted toilet block to now be used as an outside classroom**

The Clerk stated that finally after some legal hurdles the lease has now been drawn up for Council's approval. It is a standard full maintaining and repairing lease.

It was **Resolved** to proceed with the Lease.

The Clerk will notify its solicitor who will advise on the next steps for both parties signing the Lease.

Once done she will transfer all utilities over to the school.

**Closed**

## **15. Fire Door Survey and work required**

The Clerk explained that as a result of the Fire Risk Assessment of the Parish office a Fire Door Survey was needed. This was carried out and two quotes obtained. The survey identified the following

1. all doors have too big gaps particularly at the bottom.
2. all doors need new hinges as they no longer comply
3. a new door is needed to the boiler cupboard as this no longer meets compliance requirements.
4. there is a void in the electrical cupboard that needs sealing
5. automatic door hold open devices need to be installed on all doors

It is estimated the work will take about a week to complete assuming there are no issues

Quote A = £3,940.04 (net)

Quote B = £6,007.00 (net)

It was **Resolved** to proceed with Quote A.

In addition the Clerk sought authorisation from Council to fund this work using the Unexpected/Contingency Reserve fund as there are no funds in any of the day-to-day budgets. It was **Resolved** to permit the use of the reserve fund.

**Closed**

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

There was no Other Correspondence.

## **17. Duration of Meeting**

7:30pm to 8:10pm

**REPORT TO AYLESFORD PARISH COUNCIL 16<sup>th</sup> 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**

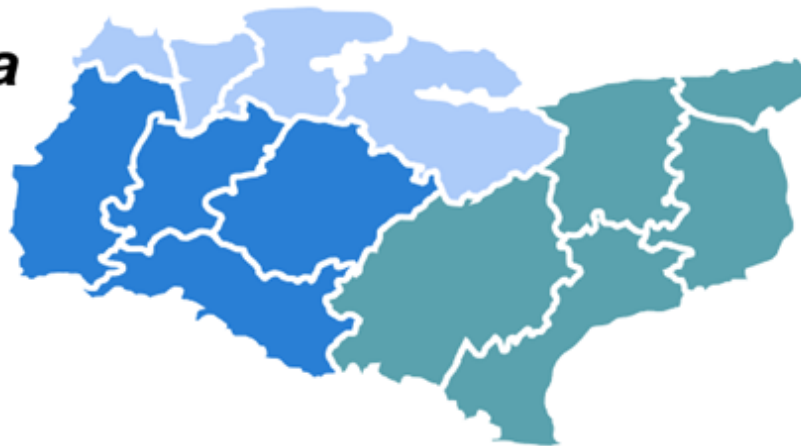
2. On Wednesday 3 September, Kent's councils asked its advisors KPMG, whose work is being paid for by the government, to look in more detail at two options for unitary councils and the areas they should cover. These are options 3a and 4b as below. You will note they have the same geography for us – combining 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 28<sup>th</sup> 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 A2229 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.