

# Aylesford Parish Council

## Meeting of the Council

### Minutes of the Meeting held at St. Marks School, Eccles on Tuesday 17 March 2026

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

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

**Apologies:** Councillors Balcombe, Fuller, Mrs Gadd, Ludlow and Ms Oyewusi.  
Apologies also received from Borough Councillors Dalton, Davis, Keers and Williams.

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#### 1. Apologies for absence

Apologies of Absence from Councillors Balcombe, Fuller, Mrs Gadd, Ludlow and Ms Oyewusi and Borough Councillors Dalton, Davis, Keers and Williams 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. Announcements from the Chair

The Chair thanked Councillors Sharp, Smith and Sullivan for attending the recent TMBC Area 3 Planning Committee meeting, and in particular Councillor Sharp for speaking on behalf of the Parish Council in objection to the proposed Bradbourne development for approx. 1300 dwellings at East Malling Research Station.

#### 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).

There were no members of the public in attendance.

##### 4.1 Kent Police

There was no-one in attendance from Kent Police.

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

No report was received. Members agreed to remove this standing agenda item, noting that Councillor Kennedy's regular newsletter individuals receive is in place of a formal report, as it provides a comprehensive update on his activities within the community.

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

Noted: See attached report at Appendix A

### **5. Minutes of the Meeting of the Council held on 20 January 2026**

It was **Resolved** that the Minutes of the Meeting of the Council held on 20 January 2026 be approved as a correct record and signed.

Proposed by Councillor Sullivan, seconded by Mrs Birkbeck.

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

The Clerk reported that item 13 was still ongoing, as far as she is aware the noticeboards have still not been erected, despite signing and returning the agreement in November 2025.

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

#### **a) Policy and Resources – 3 February 2026**

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 3 February 2026 be approved as a correct record.

There were no matters arising.

#### **b) Policy & Resources – 3 March 2026**

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 3 March 2026 (draft) be approved as a correct record

There were no matters arising.

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

#### **a) Environmental Services – 3 February 2026**

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 3 February 2026 be approved as a correct record.

There were no matters arising.

#### **b) Environmental Services – 3 March 2026**

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 3 March (draft) be approved as a correct record.

There were no matters arising.

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

### **a) Planning Committee – 20 January 2026**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 20 January 2026 be approved as a correct record.

There were no matters arising.

### **b) Planning Committee 3 February 2026**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 3 February 2026 be approved as a correct record.

There were no matters arising.

### **c) Planning Committee 3 March 2026**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 3 March 2026 (draft) be approved as a correct record.

There were no matters arising.

## **10. Accounts for Payment**

The Council considered the Payment Schedule attached to the Agenda and Councillor Shelley proposed and Councillor Miss Anderson seconded and it was **Resolved** that 23 payments totalling £5,325.52 be made.

## **11. Council Vacancies**

There are two vacancies for Aylesford South.

**Noted**

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

No decisions had been taken.

**Noted**

## **13. Statement of Internal Control**

It was **Resolved** to approve the Statement of Internal Control for the year ended 31 March 2026.

**Closed**

## **14. To Approve the Employee Handbook**

It was **Resolved** to approve the Employee Handbook, as submitted, as prepared by Worknest.

**Closed**

## **15. To Consider Any Other Items of Correspondence**

The Chair advised members that the Health and Safety was continuing to be worked on and a meeting is arranged with a professional to obtain some advice and guidance.

She also thanked the Clerk and Councillor Sharp for the considerable amount of time they have both already devoted to this project.

## **16. Duration of Meeting**

7:37pm to 8:15pm

**REPORT TO AYLESFORD PARISH COUNCIL 17<sup>th</sup> March 2026**

**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 GOVERNMENT REORGANISATION & DEVOLUTION**

1. The 14 Kent councils submitted 5 preferred options to the Department of Housing, Communities and Local Government (DHCLG) by the 28<sup>th</sup> November deadline.
2. Those options are shown below, with the councils that supported each option.
3. DHCLG have not reduced the number of options from those submitted and have gone out to consultation with all five.
4. The financial support for local councils to promote this consultation is pitifully small.
5. The full public consultation started on 5<sup>th</sup> February and runs until the 26<sup>th</sup> March.
6. Anybody wanting to submit to the consultation should go to:

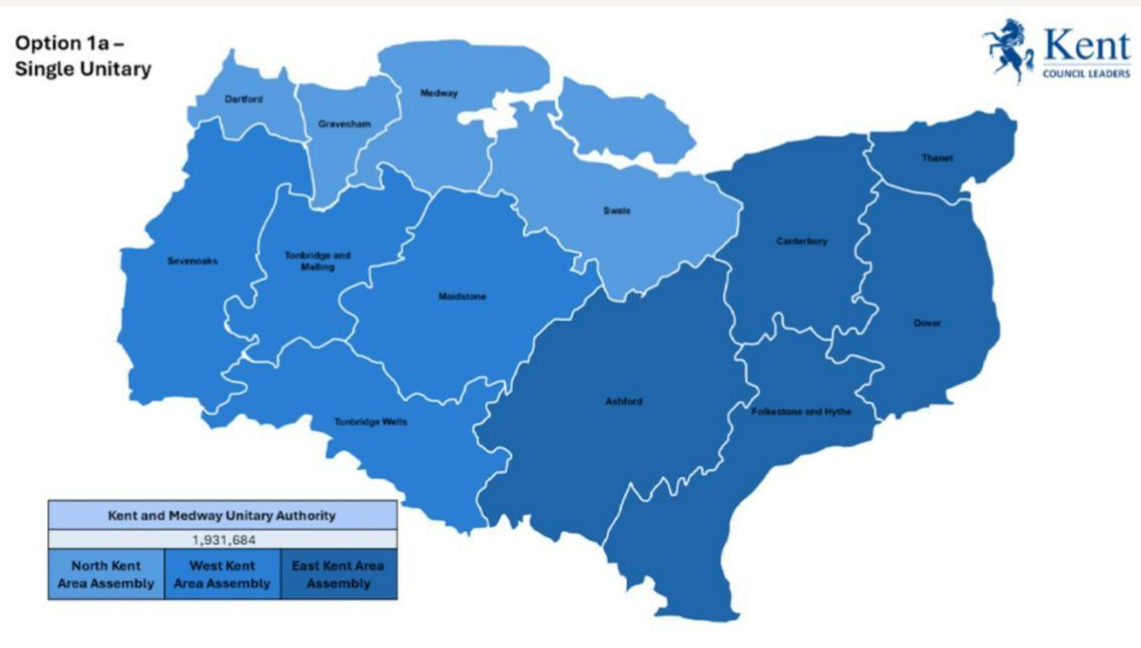
<https://www.gov.uk/government/consultations/local-government-reorganisation-in-kent-and-medway/proposals-for-local-government-reorganisation-in-kent-and-medway>

7. The Timeline for implementation of the new unitary authorities is:
  - a. Consultation ends 26 March 26
  - b. Summer 26 Secretary of State's final decision Summer 26.
  - c. May 27 Elections to "shadow" unitary authorities.

d. Future devolution potentially involving a directly elected Mayor for Kent is expected to follow once reorganisation is complete.

8. The next five options have the ones submitted to DHHCLG. TMBC's preferred Option is 3a.

## Option 1a



- [View Business Case 1A](#)
- [View Appendix 1](#)
- [View Appendix 2](#)
- [View Appendix 3](#)
- [View EqIA](#)

The proposal for a single unitary council covering Kent and Medway to include three area assemblies covering the north, east and west of the county has been supported by:

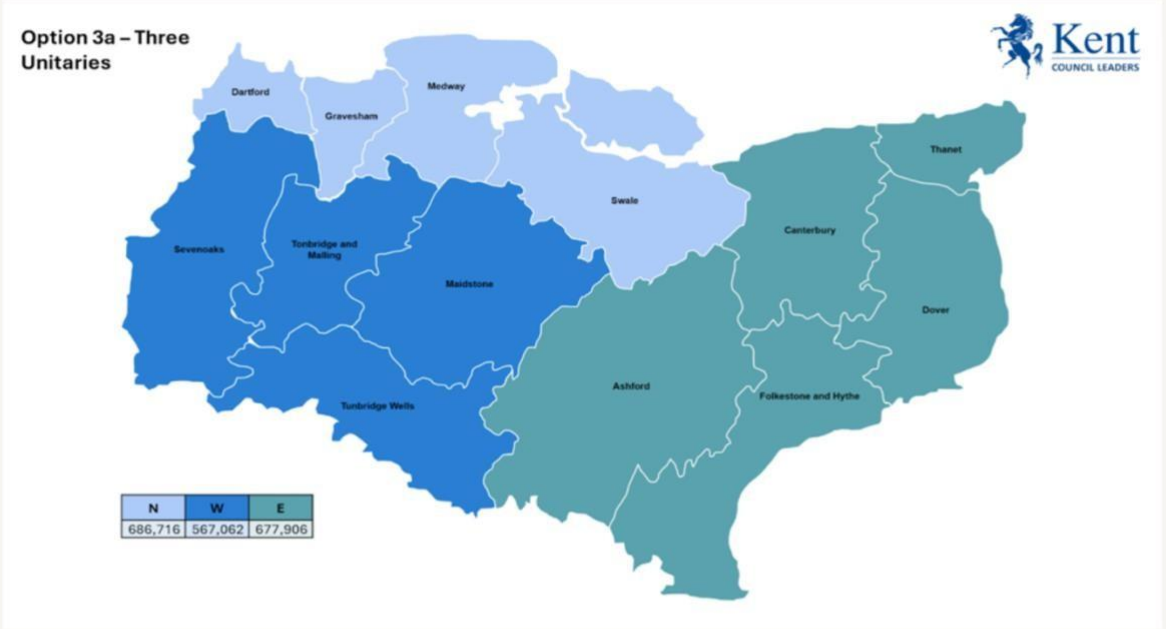
- Kent County Council

9. Option 1a will be limited to about 83 Councillors. The present size of KCC.

10. Whilst the 3 assemblies exist they will be larger than the present district councils with considerably less power. There will be a massive reduction on democratic representation with this option.

11. Whilst this covers the West Kent District it will be much more powerless than Option 3b

### Option 3a



[View Business Case 3a](#)

The three unitary option, consisting of Dartford, Gravesham, Medway and Swale in the north; Sevenoaks, Tonbridge and Malling, Maidstone and Tunbridge Wells in the west and Ashford, Canterbury, Thanet, Dover and Folkestone and Hythe in the east has been supported by:

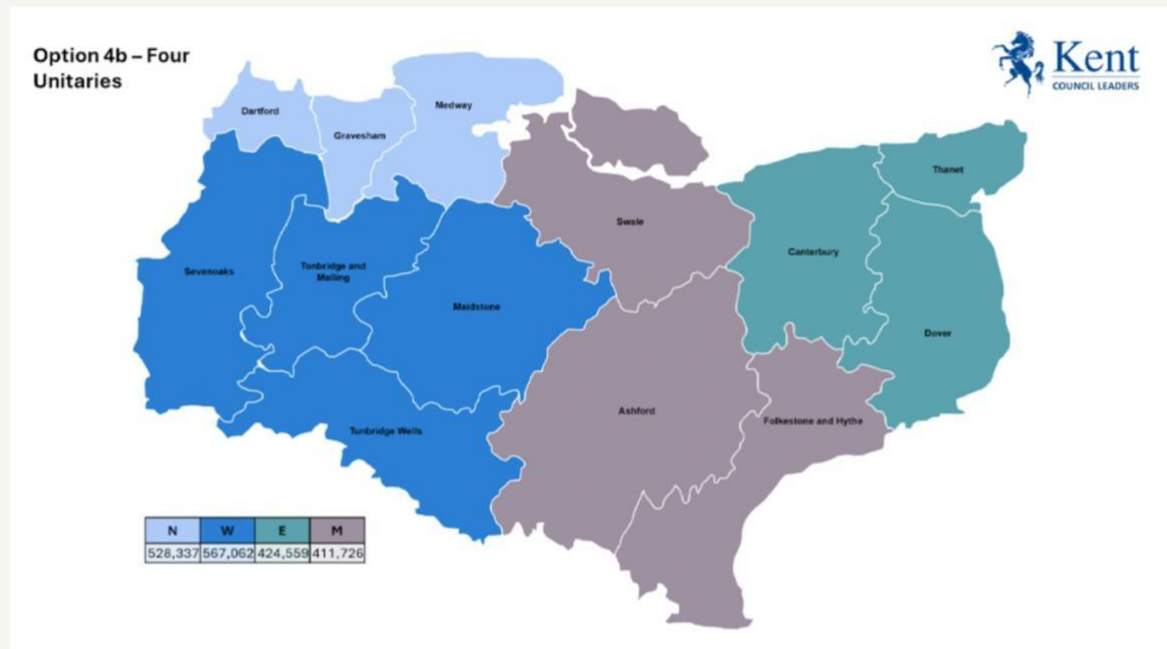
- Folkestone & Hythe District Council
- Maidstone Borough Council
- Sevenoaks District Council
- Tonbridge & Malling Borough Council
- Tunbridge Wells Borough Council

12. This option follows all other local boundaries police, fire, ambulance and comes closest to satisfying the governments requirements. It comes closest to equal sized unitaries although these are all a larger that the DHCLG suggestion of 500,000 residents. It has the largest number of councils supporting it. However 4 of those 5 make up one of the unitaries.

13. The major advantage of this Option is that it only has 3 unitary authorities and should be small enough to still be personal but large enough to take on its own waste disposal, roads, and schools.

14. The ratios of populations are about the same.

## Option 4b



### [View Business Case 4b](#)

The four unitary council option which stuck to existing boundaries and consisted of Dartford, Gravesham and Medway in the north; Sevenoaks, Tonbridge and Malling, Maidstone and Tunbridge Wells in the west; Swale, Ashford and Folkestone and Hythe in the middle of Kent and Canterbury, Thanet and Dover in the east has been supported by:

- Dover District Council
- Swale Borough Council
- Thanet District Council

15. This option does give us the West Kent option we prefer but we feel this would be a weaker version for the whole of Kent.

## Option 4d



### [View Business Case 4d](#)

Option 4d would reorganise Kent and Medway into four new unitary councils. North Kent would bring together Medway, Gravesham, Dartford, most of Swale, and small parts of Tonbridge & Malling and Maidstone. East Kent would combine Canterbury, Thanet, Dover, eastern Swale and part of Folkestone & Hythe. West Kent would unite Tunbridge Wells, Tonbridge & Malling and Sevenoaks. Mid Kent would cover Maidstone, Ashford, southern Swale, parts of Tonbridge & Malling and part of Folkestone & Hythe.

It has been supported by:

- Medway Council
- Ashford Borough Council
- Canterbury City Council

16. This is Medway’s preferred option. It will require breaking up Swale, Maidstone and Tonbridge and Malling and does not follow police or other local boundaries.


17. It will totally disrupt the East Bank of the Medway putting Blue Bell Hill into North Kent and Eccles and Aylesford Village into Mid Kent.

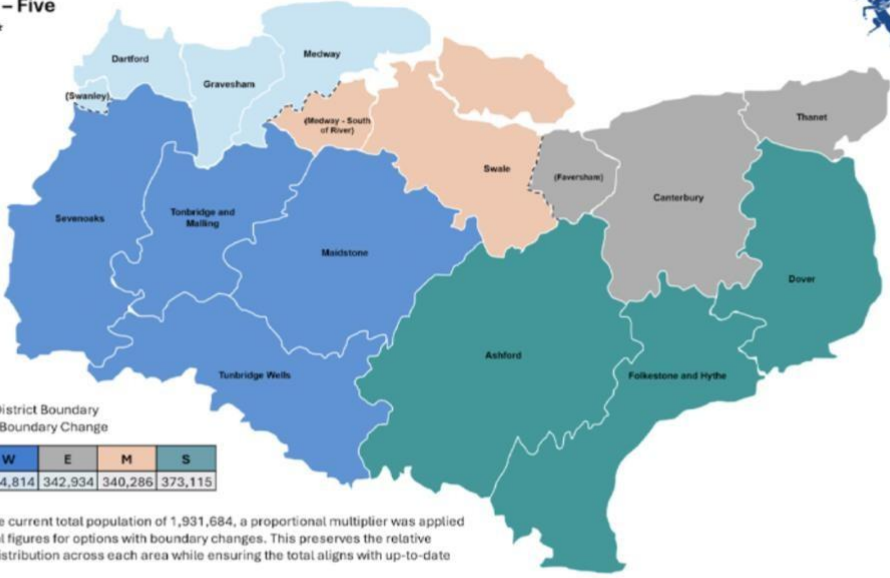
18. The boundaries of Burham Parish will need to be redrawn for Aylesford PC will have to deal with 3 unitary Authorities<sup>1</sup>

19. This future West Kent will be much weaker in negotiations with the rest of Kent in any proposed Mayoralty.

## Option 5a

**Option 5a – Five Unitaries\***





**Key**  
 White line – District Boundary  
 Dotted line – Boundary Change

N	W	E	M	S
330,536	544,814	342,934	340,286	373,115

\*To match the current total population of 1,931,684, a proportional multiplier was applied to the original figures for options with boundary changes. This preserves the relative population distribution across each area while ensuring the total aligns with up-to-date data.

[View Business Case 5a](#)

Option 5a proposes five unitary authorities for Kent. It would see a council for north west Kent that would take in the existing Gravesham and Dartford boroughs and Swanley which currently sits under Sevenoaks District Council. It would also extend eastwards, taking in areas currently under Medway Council up to the River Medway, and southwards to Snodland. Mid Kent would be formed of the rest of Medway and the rest of Swale. West Kent would combine Sevenoaks, excluding Swanley, Tonbridge & Malling, Maidstone and Tunbridge Wells. East Kent would be made up of the Faversham part of Swale, Canterbury and Thanet. South Kent would combine Ashford, Folkestone & Hythe and Dover.

It has been supported by:

- Dartford Borough Council
- Gravesham Borough Council

- a. This is in all probability a non-starter that breaks up Medway.
- b. It's 5 Unitaries that are probably too small to be effective.
- c. There is uneven distribution of the populations between the unitaries.

## **TEMPORARY ACCOMODATION – BBH OLD COACH CAR PARK**

20. TMBC full Council, sat as a planning committee, at their meeting on 27<sup>th</sup> January, to consider this application and the 12 Temporary Accommodation units were approved.

## **CALL FOR ON STREET ELECTRIC CAR CHARGING POINTS**

21. At the last Joint Transportation Board meeting, there was an announcement of a Local Electric Vehicle Infrastructure project (LEVI) run by KCC. This is an ongoing project to install on-street charging especially in areas where households cannot have charging points in their house or driveway.

22. This year they are wanting to install 150 charging points across Kent This is an ongoing project beyond that first year.

23. The public and councils are being encouraged to suggest suitable sites for these chargers at:

<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/driving/electric-vehicles/improving-kents-electric-vehicle-infrastructure>

24. In a separate part of this project ,KCC are exploring the opportunities that might exist, to provide on street chargers, where a householder can charge a car and cost it to their own house electric tariffs from the street charger.

## **LOCAL PLAN**

### **TRENPORT FUTURE?**

25. You should note that Trenport went into administration on 17<sup>th</sup> December last year. The future of any of their sites lacks certainty at present.

26. The ramification of this on our Local Plan have not been worked out at present but it may could affect it.

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

### **LAND AROUND ECCLES (BUSHEY WOOD)– PUBLIC MEETINGS**

27. Whilst we are still keen to complete the survey ascertaining what Eccles wants from the Bushey Wood development, we are seeking advice from officers on what the effects are, of Trenport going into administration, to save nugatory work.

## **ENFORCEMENT ACTIONS IN PROGRESS**

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

28. 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**

29. There is no change from our May report.

30. 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.

31. 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.

32. 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**

33. 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**

34. You will recall that this enforcement has been delayed by a planning application 24/02027/PL that has been withdrawn and we have now asked for enforcement action to continue. short notice.

## **AYLESFORD SOUTH AND DITTON**

### **East Malling Research Station.**

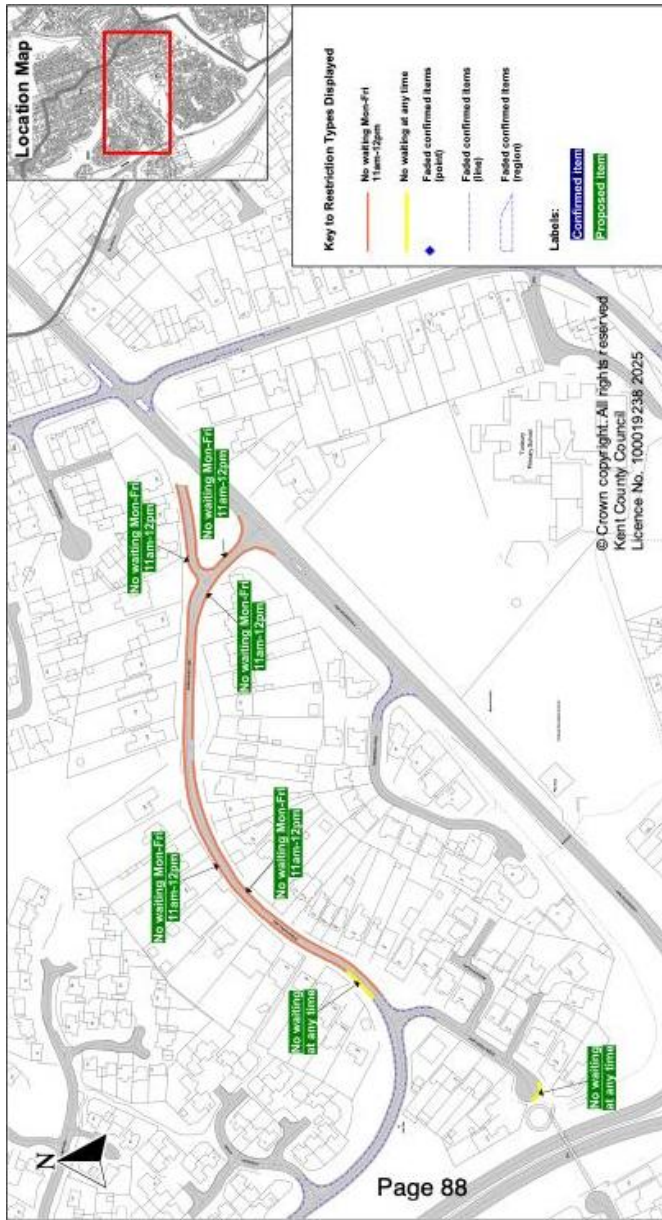
35. On Monday 9<sup>th</sup> March Area 3 sat to consider this application and Area 2 sat afterwards. Both committees deferred the decision wanting more information.

- a. Area 3 needed more information had reservations about South East Water’s ability to provide water to this development. They required an assurance that South East Water could supply the required water to the development without prejudicing the supply to the rest of their customers.
- b. Area 2 had further reservations including Area 3 concern about water supply above:
  - (1) Clarification on mineral extraction and whether this could be extracted prior to the development of housing.
  - (2) Assessment of impact of the bus gate at Chapelfield Way, Maidstone and its effectiveness
  - (3) Strengthening of the wording and enforceability of Condition 7 relating to the definition of permitted users of the Sustainable Movement Corridor to secure future consistent use of the road as designed
- c. On Monday 9<sup>th</sup> March this year, Area 3 planning committee sat and deferred this application to a future meeting because of
- d. This was followed by an Area 2 meeting and ,at their meeting, the committee deferred a decision requiring more information on.
- e. Potable water supply and related infrastructure capacity.
- f. Clarification on mineral extraction and whether this could be extracted prior to the development of housing.
- g. Assessment of impact of the bus gate at Chapelfield Way, Maidstone and its effectiveness.
- h. Strengthening of the wording and enforceability of Condition 7 relating to the definition of permitted users of the Sustainable Movement Corridor to secure future consistent use of the road as designed.
- i.

## **WALDESLADE WARD**

### **36. PHASE 15 PARKING RESTRICIONS – ROBIN HOOLD LANE**

37. At this month’s JTB it was agreed to progress the new parking restriction proposals for Robin Hood Lane below.



SCALE		1 : 2 500
DATE		03/12/2025
DRAWING NO.		DD/607127-PM
DRAWN BY		ACB
Parking Action Plan - Phase 15 Walderslade Robin Hood Lane New single and double yellow lines		
		