

Aylesford Parish Council

Meeting of the Council

Minutes of the Meeting held at Aylesford Football Club Pavilion, Aylesford on Tuesday 18 November 2025

Present: Councillors Mrs Gadd (Chair), Miss Anderson, Balcombe, Chapman, Mrs Eves, Ludlow, Netzel, Sharp, Smith and Sullivan.

In Attendance: Mrs Randall (Clerk)

Also in Attendance: Borough Councillor Davis

Apologies: Councillors Mrs Birkbeck, Fuller, Hammond, Shelley, Ms Oyewusi and Mrs Waters.

Apologies also received from Borough Councillor Dalton and Williams.

1. Apologies for absence

Apologies of Absence from Councillors Mrs Birkbeck, Fuller, Hammond, Shelley, Ms Oyewusi and Mrs Waters and Borough Councillors Dalton 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 reported that she had attended the Armistice Day service to lay a wreath on behalf of the Parish Council and Councillor Balcombe had attended the Remembrance Day service and also laid a wreath.

The Chair and the Vice Chair were invited to the launch of the new RBL name, which is now Royal British Veterans Enterprise. The organisation plans to build a new factory, demolish the existing one, and provide 100 new homes for veterans.

The Chair extended an invitation to all members to attend Christmas drinks and nibbles following the meeting on 9th December.

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

PC Warner has suffered an injury while on duty and will not be at work for 6 weeks to 4 months.

The Clerk will report any issues to another officer, PC Brown and the Beat Sergeant.

PC Warner did report to the Clerk that he had visited Tunbury Hall car park one evening and caught someone smoking drugs in a car, that person was given a Conditional Caution and the drugs confiscated.

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

There was a lot of discussion around the introduction of the parking charges in Aylesford High Street.

5. Minutes of the Meeting of the Council held on 16 September 2025

It was **Resolved** that the Minutes of the Meeting of the Council held on 16 September 2025 be approved as a correct record and signed.

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

The Clerk reported that item 15 was still ongoing, she was waiting for a date for the works to be completed.

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

a) Policy and Resources – 7 October 2025

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 7 October 2025 be approved as a correct record.

b) Policy & Resources – 4 November 2025

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 4 November 2025 (draft) be approved as a correct record.

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

a) Environmental Services – 7 October 2025

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 7 October 2025 be approved as a correct record.

b) Environmental Services – 4 November 2025

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 4 November 2025 (draft) be approved as a correct record.

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

a) Planning Committee – 16 September 2025

It was **Resolved** that the Minutes of the Planning Committee meeting held on 16 September 2025 be approved as a correct record.

b) Planning Committee 7 October 2025

It was **Resolved** that the Minutes of the Planning Committee meeting held on 7 October 2025 be approved as a correct record.

c) Planning Committee 4 November 2025

It was **Resolved** that the Minutes of the Planning Committee meeting held on 4 November 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 Mrs Eves seconded and it was **Resolved** that 34 payments totalling £6,470.98 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. Aylesford Station Adoption – Community Asset Agreement

The Clerk advised that under the original agreement, Southeastern would be responsible for maintaining, repairing, and replacing the asset (noticeboards). The revised agreement now states that Southeastern will not be responsible for any maintenance, repairs, or replacement. Members reviewed the updated agreement and noted the change.

It was **Resolved** that the Clerk may sign the agreement if this is the only way to allow the installation of the noticeboards at Aylesford Station as they been in the Southeastern office

since October 2023. However, the Parish Council also confirms that it will not accept responsibility either for maintenance, repairs, or replacement of the asset(s).

Closed

14. To consider granting permission for the Rugby Club to extend their contract with We Buy Any Car

The Clerk reported that the Rugby Club have asked for permission to extend the contract for another 12 months to December 2026. The Chair reported that there had not been any issues, the Parish Council had not received any complaints from residents.

It was **Resolved** to grant the request.

Closed

15. To consider funding overnight K9 Security for two nights during the Aylesford Christmas Market

It was **Resolved** to fund the K9 security, as it has in previous years at a cost of £488.40.

Closed

16. To consider providing funding to the TMBC ASB Enforcement Team for 2026 and 2027

The Clerk reported that the enforcement team had only visited the Parish Office on two occasions 3rd and 24th July despite being expected to make regular visits. She also advised that Ditton Parish Council, although not contributing to the service, continued to receive visits, although they did not receive the monthly reports.

Following discussion, members expressed concern that the service did not represent value for the requested contribution of £2,000 for 2026 and 2027, particularly in light of Ditton receiving visits without contributing.

It was **Unanimously Resolved** that the Parish Council would not contribute to the scheme.

Closed

17. Request received from a resident to consider installing a fenced area in Ferryfield for nervous dogs

The Clerk reported that a request had been received from a resident asking the Parish Council to consider installing a temporary fenced area, using plastic fencing and stakes, to provide a safe space for nervous or anxious dogs to exercise without being approached by off-lead dogs.

The Council considered the request and, while understanding the reasoning, raised the following concerns:

- Grass cutting by the tractor would be affected, resulting in additional costs for strimming in and around the fenced area.
- The area could become heavily soiled if dog fouling is not picked up.
- It could interfere with the Rugby Club's use of the site for extra parking.
- Temporary fencing could be vandalised, requiring staff to repeatedly replace stakes.

- Liability issues could arise if a dog escaped the fenced area and an incident occurred, raising questions over responsibility. Would it be the dog owner or the Parish Council.

After careful consideration it was **Resolved** to refuse the request.

Closed

18. Local Government Reorganisation

The draft wording was discussed and members felt there is too much unknown to be able to agree or disagree with the contents of the letter.

At this stage the Parish Council neither agrees nor disagrees with the contents of the letter.

Closed

19. To discuss changing the meeting start time from 7:15pm to 7:30pm

The Clerk reported that the meeting start time always used to be 7:30pm, members changed it to 7:15pm when it consolidated the meetings so there are more in one evening than spread over three evenings a per month. There are also problems for members not being able to park due to the increase in football activity. She further explained that a number of teams finish training at 7pm meaning by 7.10pm there are available parking spaces.

It was **Agreed** that as there were several apologies this item will be deferred to the Policy & Resources Committee meeting scheduled for 9th December 2025.

Ongoing

20. To Consider Any Other Items of Correspondence

The Clerk reported she had received an email from TMBC informing her that there is some sort of technical issue in the TMBC Chamber which may mean members cannot join the Parish Partnership Panel meeting remotely on Thursday 20th November 2025. They hope to fix it by then but have asked if anyone can attend in person. Councillor Sullivan offered to attend subject to whether a commitment he already has in his diary proceeds or not.

21. Duration of Meeting

7:58pm to 8:41pm

REPORT TO AYLESFORD PARISH COUNCIL 18th November 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

REGULATION 18 CONSULTATION

1. The critical Regulation 18 public consultation will run from the 10th November to the 2nd January 2026.

2. This consultation is very much that. It is asking the public, local authorities, statutory undertakers, developers and potential developers how they want the Borough to develop between 2024 and 2042. It covers:

- a. Spatial Strategy – Where everything goes. What changes and what stays the same.
- b. Effects of climate change.
- c. Conserving and enhancing the natural environment.
- d. The historic environment.
- e. Achieving high quality design.
- f. All matters of housing and gypsy, traveller and travelling show people sites.
- g. Supporting a prosperous, inclusive and sustainable economic future.
- h. Rural issues.
- i. Infrastructure: Transport. Roads, Active Travel, Parking, Community facilities, Sports Provision and much more.

3. This is the last real chance for you and the public to have a say in how the whole local area is going to progress. All views will be listened to and if possible accommodated in the plan.

REGULATION 19 CONSULTATION

4. The next and final consultation is the Regulation 19 consultation in the summer of 2026.

5. This is almost a consultation in name only. It will be the final plan which will be submitted for central government approval. Changes proposed by the public will only be possible in the unlikely event that major planning errors have occurred.

CONCLUSION

6. Regulation 18 is the last real chance for the general public to effect change to the developing Local Plan.

TEMPORARY ACCOMODATION – BBH OLD COACH CAR PARK

5. A Design and Build contract has now been agreed with ZED Pods Ltd to plan and deliver 12 units of 2-bedroom accommodation on the old commuter car park on Blue Bell Hill. They will put in the planning application to TMBC's planners. Public consultation to follow as part of the planning process.

6. A public meeting was held at the Bridgewood Manor Hotel on 6th November with about 50 to 60 residents attending. Many of the very understandable concerns were dealt with and most people left the meeting with a much more favourable view of this much needed facility.

AYLESFORD NORTH & NORTH DOWNS ISSUES

AYLESFORD BRIDGE CAR PARKS

7. The fundamental decision on charging for the Aylesford Bridge car parks was taken by the TMBC Cabinet on 30 April 2024 with advice from other committees. The key parts of that decision were:

- a. To charge for the car parks and the amount of those charges.
- b. The decision not to start charging until the car park extension had been built.

8. That decision was heavily scrutinized by TMBC's Overview and Scrutiny Committee in April 24 and there was agreement that these decisions were in the best interests of the residents of the Borough.

9. It is infuriating that TMBC Cabinet has now had to make the decision to introduce charging for the Aylesford Bridge Car Parks before the car park has been extended.

10. By law charging had to start by 23 November 2025 and this date was set by the date of the 2023 public consultation. Failure to do so would result in the need to go through the whole process of public consultation again. This would have taken a mass of expensive officer time, that is much better expended on current issues, rather than running a consultation, to arrive at the same result. It was a wise decision not to reconsult.

11. The original decision to construct the extension of the car park in 18 months was reasonable at that time. However, two legal issues, that it was not reasonable to foresee, have arisen that have prevented completion of construction:

- a. Southern Water have used their statutory powers to occupy areas of the east and west car parks for temporary use in the construction of a much needed new sewage rising main under the River Medway. This is legal requirement that cannot be ignored.
- b. The new and very complex, Biodiversity Net Gain planning laws, came in on the 2 April 2024. Planning lawyers and planners are still working out how these can sensibly be applied to this project and to minimise the long term financial commitment to residents of the Borough.

12. The ramifications of these two legal requirements are now understood by TMBC and are being worked on as fast as possible.

13. Within TMBC there is a very strong commitment to get this car park extension built as soon as possible and a lot of frustration at present hold ups.

LAND AROUND ECCLES – PUBLIC MEETINGS

14. With the Regulation 18 Consultation this is an ideal time to complete the survey work on what Eccles should be asking for in the Land Around Eccles (Bushey Wood Project). The issues raised in public meetings fell into 3 groups:

- a. Issues associated with the development that should be dealt with by TMBC planners and the developer
- b. Issues that should be raised in the Regulation 18 consultation above.
- c. Issues that should be passed to our KCC Councillor to pursue with Highways and other KCC authorities.

15. We hope to deal with these in the coming weeks.

ENFORCEMENT ACTIONS IN PROGRESS

Nursery Rochester Road Aylesford (25/00039)

16. 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

17. There is no change from our May report.

18. 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.

19. 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.

20. 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

21. 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

22. 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

23. 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.

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

25. Because of the lack of any recent action that requires enforcement action this case will probably be closed in the near future.

AYLESFORD SOUTH AND DITTON

26. We are still waiting for the major development of 435 houses at Bunyards Farm 22/00409 to come to Area 3 Planning. At the applicants request there is a delay whilst they negotiate their developer's contribution and some roads issues with KCC. It will come to Area 3 Planning Committee as soon as this is resolved but this will not now make the December Area 3 meeting.

WALDESLADE WARD

27. Nothing to report this month.