

# Aylesford Parish Council

## Meeting of the Council

### Minutes of the Meeting held at St. Albans Church, Blue Bell Hill on Tuesday 20 January 2026

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

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

**Apologies:** Councillors Chapman, Fuller and Ms Oyewusi.  
Apologies also received from Borough Councillors Cannon, Dalton, Davis, Keers, Hammond, McDermott, and Williams.

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#### 1. Apologies for absence

Apologies of Absence from Councillors Chapman, Fuller and Ms Oyewusi and Borough Councillors Cannon, Dalton, Davis, Keers, Hammond, McDermott, 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 the Maintenance Supervisor was home from hospital and feeling better.

She also informed those who are on Staffing Committee that a meeting is being arranged.

**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 is still off sick.

#### **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

### **5. Minutes of the Meeting of the Council held on 18 November 2025**

It was **Resolved** that the Minutes of the Meeting of the Council held on 18 November 2025 be approved as a correct record and signed.

Proposed by Councillor Smith, seconded by Councillor Balcombe.

### **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 – 9 December 2025**

It was **Resolved** that the fees and charges for 2026/27, items 10.01, 10.2 and 10.3 be adopted as submitted to the Policy & Resources Committee meeting held on 9 December 2025 be approved as a correct record.

There were no matters arising.

#### **b) Policy & Resources – 6 January 2026**

It was **Resolved** that the Budget – Precept Setting as submitted to the Policy & Resources Committee meeting held on 6 January 2026 (draft), item 10 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 – 9 December 2025**

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 9 December 2025 be approved as a correct record.

There were no matters arising.

## **b) Environmental Services – 6 January 2026**

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 6 January 2026 (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 – 18 November 2025**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 18 November 2025 be approved as a correct record.

There were no matters arising.

### **b) Planning Committee 9 December 2025**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 9 December 2025 be approved as a correct record.

There were no matters arising.

### **c) Planning Committee 6 January 2026**

It was **Resolved** that the Minutes of the Planning Committee meeting held on 6 January 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 Balcombe proposed and Councillor Sharp seconded and it was **Resolved** that 22 payments totalling £7,352.86 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. Request received from Borough Councillor Dave Davis**

The Chair reported that the Parish had been asked to fund a final leaflet (550 copies) for all Eccles properties, following recent Bushey Wood public meetings and the questionnaire.

It was **Resolved** to fund one final colour leaflet. The Clerk will obtain prices for A3 and A4 once the draft is received from Councillor Davis; A3 will be chosen unless significantly more expensive than A4.

**Closed**

#### **14. Request received from Councillor Dave Davis**

The Chair reported that Councillor Davis has asked if the Parish Council can provide a non-Eccles Councillor to act as an independent representative on the 'Eccles Group' that has been set up concerning Bushey Wood.

Councillor Shelley nominated himself. The Clerk will inform Council Dave Davis.

**Closed**

#### **15. Request received from Aylesford Rugby Club**

The Chair reported that the rugby Club are seeking permission from the Parish Council to allow the NHS to rent 48 car parking spaces from them, Monday to Friday 7am to 6pm. The information received from the Rugby Club is as follows:

- The parking is for NHS staff, between the car park and Maidstone Hospital
- A shuttle bus will run the service
- The Rugby Club would like to offer a 24-month contract in the first instance
- Reduced congestion on Hall Road, queuing traffic will be contained within the club driveway rather than spilling out onto Hall Road.
- Improved pedestrian safety, fewer cars on Hall Road making crossing the road safer
- The current park-and-ride location by DFS on the London Road will cease and the rugby club will provide a more local and efficient solution.
- Enhanced site security – regular weekday use of the car park will deter anti-social behaviour.
- The NHS will pay £1.75 per day per parking space, regardless of if it is used or not.
- The income will be reinvested into the club's extension plan

Following discussion it was **Agreed to Refuse** the request for the following reasons

- Members considered that renting parking spaces would represent a use of the land outside the terms of the lease, which is restricted to rugby and sporting activities, and could set an undesirable precedent for future non-sporting uses.
- Members were not satisfied that the proposal would reduce traffic on Hall Road and had concerns regarding the length of the proposed 24-month agreement.
- Members expressed concern about the potential impact on nearby residents, particularly in relation to early morning arrivals, increased traffic arriving at the club potentially within a short time frame, and possible queuing at the site entrance.
- Members considered that the existing NHS parking arrangements remain more appropriate, particularly once the link road through The Poppies is open. Although it is understood that site will cease to be operated from.

**Closed**

## **16. Request received from Aylesford Rugby Club**

The Chair reported that the rugby club have asked to use Ferryfield for parking on Sunday 29<sup>th</sup> March 2026 for the U7's Festival from 8:30am to 2:30pm. The estimated number of vehicles will not exceed 500.

It was **Resolved** to permit the request subject to the usual conditions:

The Parish Council reserves the right to withdraw its permission up to 48 hours before the planned use if the weather has been such that the ground is soft, and damage would be caused with cars driving on it or if bad weather is forecast on the date in question. In this circumstance the rugby club will be responsible for sourcing additional parking elsewhere.

If damage is caused to the ground, gate, bollard or surrounding area by vehicles using the land then the Parish will require the rugby club to carry out all repairs necessary at their own expense to reinstate the area to an acceptable condition.

The height barrier will not be opened and as usual they must ensure the gate to the recreation ground is manned at all times for obvious reasons.

The rugby club must also ensure that no high vehicles try to squeeze under the height barrier.

**Closed**

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

### **Letter from East Peckham Parish Council**

The Chair referred to a letter received (appendix A) from the Chair of East Peckham Parish Council, which had been circulated in advance of the meeting. The letter related to housing supply figures and concerns regarding inadequate infrastructure capacity. Members noted that recent issues with South East Water demonstrated that existing utilities are already under pressure and may be unable to support further large-scale housing development.

The letter proposed that a meeting be arranged for interested Parish Councils to discuss joint working and mutual support in seeking the best outcomes for their communities.

The Vice Chair, Mrs Lorna Eves, and Councillors Mrs Waters and Shelley indicated their willingness to attend such a meeting.

The Clerk will inform the Chair of East Peckham Parish Council accordingly.

### **Thank You Letter from St Peter's Church of England Primary School, Aylesford**

The Clerk informed Members that the old toilet block in Aylesford Village had been successfully transferred to the school under a lease. The Headteacher had written a letter of thanks to the Council (Appendix B), which Members noted was a kind gesture. Members also expressed their appreciation to the Clerk for her efforts in bringing this matter to a conclusion after several years.

## **21. Duration of Meeting**

7:43pm to 8:15pm

## Open Letter: A Unified Voice for Tonbridge & Malling Parishes

**To: All Parish and Town Council Chairs within Tonbridge and Malling Borough**

Dear Fellow Chairs,

**Re: Collaboration on Housing Quotas, Infrastructure, and Water Supply Concerns**

Following on from TMBC's Regulation 18 consultation for the draft Local Plan, I am writing to you as Chair of East Peckham Parish Council and as a resident deeply concerned about the future of our Borough. We are currently facing a "perfect storm" of over-ambitious housing quotas and a critical failure in the infrastructure required to support them. I would like to invite you to a meeting of Parish and Town Council Chairs in **early February**.

The recent, well-documented issues with South East Water's supply capacity have proven what many of us already suspected: our current utilities cannot sustain existing demand, let alone thousands of new homes.

This is a strong initiative. When dealing with large-scale developments and infrastructure strain, a "united front" from parish councils carries significantly more weight than individual complaints. To encourage participation, we should emphasise that this is not just about another meeting—it is about looking at ways that we can work together and support each other for the best outcomes for our Parishes.

While each of our parishes has unique characteristics, many of the threats we face are universal. By pooling our collective expertise, we can move beyond anecdotal complaints and present a data-driven, robust response to TMBC and our MP's. Our goal is to ensure that resident voices are not just heard but are impossible to dismiss as the draft Local Plan progresses.

**Next Steps:** If you are interested in joining this collaboration, please contact me as soon as possible so we can finalise the date and venue.

I am also available for a direct conversation at [REDACTED]

Best regards,

**Mark Williams**

Chair, East Peckham Parish Council



Established in 1856

## **St Peter's Church of England (VC) Primary School**

Mount Pleasant, Aylesford, Kent ME20 7BE

Telephone: (01622) 717335

Email: [office@stpetersaylesford.kent.sch.uk](mailto:office@stpetersaylesford.kent.sch.uk)

Website: [www.stpetersaylesford.kent.sch.uk](http://www.stpetersaylesford.kent.sch.uk)

Headteacher: Mr Jim Holditch

Tuesday 13<sup>th</sup> January 2026

Dear Councillors,

I just wanted to thank you for your support in allowing the redundant toilet block at Coronation Gardens to be retained and converted for use by the school.

We have a thriving forest school provision here. The Key Stage 1 children benefit enormously from the activities which are provided in Coronation Gardens. The old toilet block will provide them with a very effective teaching space, where they can look at fauna and flora collected during their lessons. It will also provide us with a space which we can use to support the PE activities which take place in the gardens, not least our very popular after school football club for the KS1 pupils.

Thank you for supporting us and liaising so effectively with TMBC to ensure that the building was retained and converted for our use. I am very appreciative of your efforts at the time, and of the many hours which Melanie has subsequently put into the negotiations of the lease. She has worked tirelessly on our behalf.

Thank you to all of you involved in supporting the children of the village as you have.

Best wishes

Jim Holditch