

Aylesford Parish Council

Meeting of the Council

Minutes of the Meeting held at Tunbury Hall, Walderslade on Tuesday 21 July 2026

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

In Attendance: Mrs Randall (Clerk)

Apologies: Councillors Balcombe, Fuller, Ms Oyewusi, Mrs Waters and Williams. Apologies also received from Borough Councillor Dalton.

1. Apologies for absence

Apologies of Absence from Councillors Balcombe, Fuller, Ms Oyewusi, Mrs Waters and Williams 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. Announcements from the Chair

The Chair announced that at the beginning of June herself, the Clerk, Councillor Sullivan and Councillor Williams attended an event hosted by Gallagher's at Hermitage Quarry for the launch of their Kent Skills Hub and Gallagher EV Charging Hub.

The Kent Skills Hub will provide training and employment opportunities which will open careers to the next generation of construction, groundworks and civil engineering talent. It will provide hands-on training with the latest equipment, alongside classroom-based theory in amongst a working quarry.

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.

4.3 To receive the report of the Borough Councillors

Noted: See attached report at Appendix A

5. Minutes of the Annual Meeting of the Council held on 12 May 2026

It was **Resolved** that the Minutes of the Meeting of the Council held on 12 May 2026 be approved as a correct record and signed.

Proposed by Councillor Smith, seconded by Councillor Ludlow.

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 – 16 June 2026

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 16 June 2026 be approved as a correct record.

There were no matters arising.

b) Policy & Resources – 7 July 2026

It was **Resolved** that the Minutes of the Policy & Resources Committee meeting held on 7 July 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 – 16 June 2026

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 16 June 2026 be approved as a correct record.

There were no matters arising.

b) Environmental Services – 7 July 2026

It was **Resolved** that the Minutes of the Environmental Services Committee meeting held on 7 July (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 – 12 May 2026

It was **Resolved** that the Minutes of the Planning Committee meeting held on 12 May 2026 be approved as a correct record.

There were no matters arising.

b) Planning Committee 16 June 2026

It was **Resolved** that the Minutes of the Planning Committee meeting held on 16 June 2026 be approved as a correct record.

There were no matters arising.

c) Planning Committee 7 July 2026

It was **Resolved** that the Minutes of the Planning Committee meeting held on 7 July 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 Mrs Gadd seconded and it was **Resolved** that 20 payments totalling £10,842.21 be made.

11. Council Vacancies

There is one vacancy for Aylesford South.

Noted

Note: There was a typo in the agenda, there is only one vacancy.

The Clerk reported she had received an application from a local resident, Andrew Davies expressing an interest to join as a Parish Councillor for Aylesford South. Councillor Mrs Gadd proposed and Councillor Smith seconded. There was a show of hands and Andrew Davies was co-opted. He will attend the Parish Office to sign his Declaration of Acceptance of Office.

12. Decisions taken under S101 Delegated Authority

No decisions had been taken.

Noted

13. Condition of Tunbury Changing Rooms

The Chair reported that the condition of the Tunbury Changing Rooms had again been found to be unacceptable and referred Members to the photographs taken by the Clerk on 17 July 2026. Members reviewed the photographs and expressed their disappointment that this issue continues to recur.

Following discussion, it was agreed that the current situation cannot continue, enough warnings have been given over the last couple of years. It was **Agreed** that the Parish Council will now arrange for the changing rooms to be cleaned on a weekly basis, with the cost to be met in full by Real 60.

If the condition of the changing rooms does not improve the Council will have no option but to review the club's continued use, which will likely result in access to the changing rooms being completely withdrawn.

This should be regarded as Real 60's final opportunity to demonstrate that the facility can be used responsibly.

It was also **Agreed** that, if Real 60 does not agree to this arrangement, the Council may have no alternative but to withdraw permission for the club to use the changing rooms.

Real 60 will also need to pay for the first deep clean.

Closed

14. To Consider Any Other Items of Correspondence

There was no Other Correspondence

15. Duration of Meeting

7:36pm to 8:15pm

REPORT TO AYLESFORD PARISH COUNCIL 21st July 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

GENERAL

1. On the surface this has been a quiet period with little going on.
2. We have however attended a mass of briefings, on the new Local Plan being prepared for its final presentation to the TMBC Extraordinary Council Meeting on 3rd September, prior to going to the Regulation 19 Consultation. The briefings have been an opportunity for us councillors to raise concerns, about the detailed wording of the various policies, that are laid out in the Plan. This will be the final iteration of the Local Plan that will be sent to the Planning Inspectorate along with any public comments raised in the public consultation.
3. If passed by the Inspectorate, this Local Plan will be a key planning document used to decide planning applications by the new Unitary Authority. It will be valid until that unitary authority produce their own Local Plan a number of years from now.

TEMPORARY ACCOMMODATION – BBH OLD COACH CAR PARK

4. Roger Dalton and Dave Davis visited the ZED Pods/Dragonheart Homes factory in Peterborough last Wednesday. We saw the units, going into our Temporary Accommodation on Blue Bell Hill, being constructed and were impressed from beginning to end with the product being presented.
5. We moved on from the factory to Hinchingbrooke Hospital where similar modules are being used to construct homes for nurses.
6. We are hoping to see the modules arriving in the early autumn.

7. The project goes well and we will have some much needed high quality Temporary Accommodation in our part of the Borough in the early spring next year.

LOCAL GOVERNEMENT REORGANISATION

8. On Thursday, Government ministers decided that Kent and Medway will be served by four councils from April 2028, in the biggest shake up of local authority arrangements in 50 years.

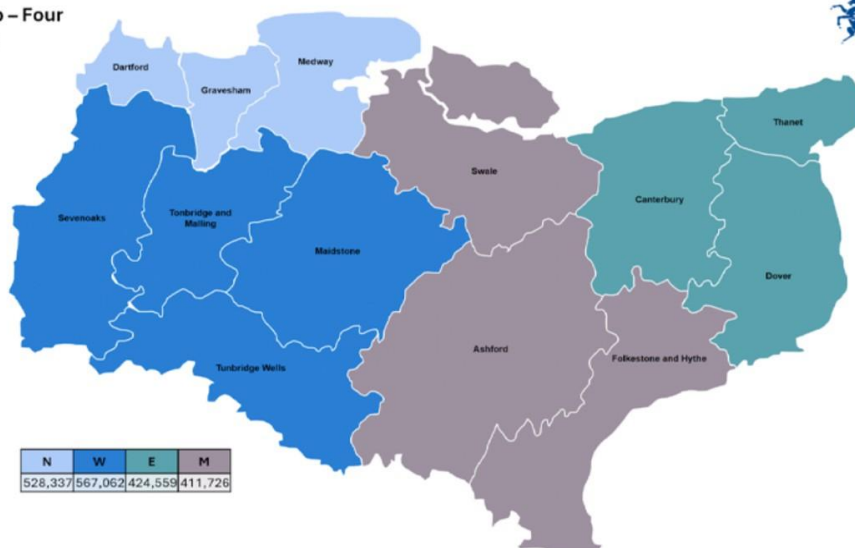
9. The Government is replacing Kent County Council, Medway Council and the 12 district, borough and city councils that currently deliver services in the county with four new unitary councils.

10. Those councils will deliver all the services in their area, much like Medway Council does today, including education, social services, highways, libraries, emptying bins, leisure centres and housing services.

11. Following a government consultation which attracted around 3,000 responses, the Secretary of State has opted for Option 4b.

Option 4b

Option 4b – Four Unitaries



[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

12. The 4 Councils are:

- a. A West Kent Unitary Council covering the areas currently served by Sevenoaks, Tonbridge and Malling, Maidstone and Tunbridge Wells.
- b. A North Kent Unitary Council covering Dartford, Gravesham and Medway in the north.
- c. A Mid Kent Unitary Council covering Swale, Ashford and Folkestone and Hythe in the centre of Kent.
- d. An East Kent Unitary Council covering Canterbury, Thanet and Dover in the east.

13. Leader of Tonbridge and Malling Borough Council, Matt Boughton says:

“We welcome ministers’ decision to move forward with a four unitary council model for Kent and Medway. Throughout this process, Tonbridge and Malling Borough Council has consistently supported an approach based on strong independent evidence that offers the best balance of high-quality, cost-effective services and alignment with local communities. We will now continue to work constructively with partners to ensure a smooth transition and the best possible outcomes for our residents”.

14. In a statement, Kent and Medway’s council leaders said:

“We want to reassure our residents that not one of our services will change overnight – you will still be dealing with the same council staff tomorrow and the day after that. The new councils will come into effect from 1 April 2028.

“All of the councils in Kent and Medway have a long history of working closely together to do the very best for the people we serve and that will not change one bit.

“This is the start of the process of bringing our different teams together with the aim of designing then delivering the best possible services for the people we serve. Of course, this change affects the thousands of council staff across the county who work incredibly hard day in and day out. Our focus will be supporting them through this change while helping them to carry on delivering our business-as-usual services seamlessly.

“There is a lot of work to do but we will make sure we take every opportunity to make our services the very best they can be.”

15. For more information visit: <https://kentcouncilleaders.org.uk/>

AYLESFORD NORTH & NORTH DOWNS ISSUES

ENFORCEMENT ACTIONS IN PROGRESS

16. Nursery Rochester Road Aylesford (25/00039) This Application has been formally refused. As a result, the full Enforcement Notice was served before the landowner appealed which he now has done. Therefore, the two actions can be dealt with by the Planning Inspectorate together and we should then have a clear decision on this long standing case.

17. Land Rear of Mackenders Lane Eccles Aylesford Kent Further inspections have been undertaken, and the owner has been requested to submit a full planning application for the

residential use of the caravan and the new containers. An application is expected to be made by the 5 August 2026.

18. Land On Former Scout Camp Warren Road. Enforcement is still waiting for County Court action here. This matter is still on-going and our officers are considering the validity of the previously served Enforcement Notice against the current development.

19. Land North of Lower Warren Road and East of Warren Road. As reported before, the only outstanding enforcement action on this site is the new building which does require planning permission, and the owner and his agent have been contacted to submit this application. They have until 5 August 2026 to submit application.

AYLESFORD SOUTH AND DITTON

20. Land East of Kiln Barn Road and west of Hermitage Lane Aylesford. (24/00372/OAEA. This application was deferred from the planning committee meeting of 24th and will be reconsidered at the meeting of the Planning Committee on 30th July. A decision is expected then.

WALDESLADE WARD

21. There is nothing to report this month.