

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 2nd September 2025 Aylesford Parish Council Offices, Aylesford

Present: Councillors Smith (Chair), Miss Anderson, Balcombe, Mrs Birkbeck, Mrs Eves, Mrs Gadd, Gledhill, Rillie, Sharp, Shelley and Sullivan
Melanie Randall (Clerk of the Council)

1. Apologies for Absence

Apologies for Absence from Councillor Fuller, Ludlow and Ms Oyewusi and the reason for absence agreed.

2. Declarations of Interest

There were no declarations of interest additional to those contained in the Register of Members.

3. Minutes of the last meeting held on Tuesday 5th August 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 5th August 2025 be approved as a correct record and signed.

4. Planning Applications

4.1 25/01271/PA 4, Olde Timbers, Holtwood Avenue, Aylesford South

1 x dead windblown Silver Birch propped in adjacent street tree and 1 x windblown Cypress (both in front garden and shown in applicants photos) - Remove.

It was **Resolved** to raise **No Objection**

4.2 25/01284/PA Development Site Southern Part of former Aylesford Quarry, Rochester Road, Aylesford North

Details of Conditions 1 (Reserved matters), 2 (First phase reserved matters), 4 (Phasing plan), 11 (Construction platform levels), 13 (Landscaping and boundary treatment), 16 (External materials), 18 (Construction transport management plan), 19 (Wastewater drainage plan), 20 (Foul water plan), 21 (Surface water drainage scheme), 23 (Surface water infiltration), 24 (Lighting- Public areas), 26 (part)(Site investigation), 29 (Crime prevention), 30 (Archaeological report), 31 (Archaeological survey), 33 (BNG plan), 34

(Bio diversity management and monitoring plan), 35 (Bio diversity method statement) & 37 (Lighting design strategy) submitted pursuant to planning permission TM/22/01909/OA (Outline Application: A later living community comprising up to 180 age-restricted dwellings (Class C3), up to 191 extra care houses and apartments (Class C2) with associated community facilities within a central hub building, an 80 bed care home (Class C2), up to 70 Key Worker apartments, a new facility for the local Scouts and parking, associated green infrastructure including landscaping, public open space, allotments, biodiversity enhancements and associated accesses to Rochester Road and Bull Lane)

It was **Agreed** to note the Condition

4.3 25/01311/PA 13, Ffinch Close, Ditton

1 (Applicants ref) Oak tree- Fell- To gain light into garden, prevent copious tree debris onto garden and for grass to thrive. Standing in W1 of Tree Preservation Order

It was **Resolved** to raise **Strong Objection**

The applicant has not mentioned that the tree is unhealthy or diseased therefore the Council assumes it is a healthy, mature specimen. The tree provides significant amenity value to the local area, contributing to the character of the landscape, supporting biodiversity, and offering environmental benefits such as carbon storage, shade, and air quality improvements.

The reasons cited for removal — to prevent copious tree debris and reduced light — are not considered sufficient justification for the loss of such an important tree. Leaf fall and shading are natural and expected characteristics of trees and should not, in themselves, warrant felling. These issues can be managed through routine maintenance and do not outweigh the wider ecological, visual, and community benefits the tree provides.

Furthermore, the application does not include any proposal to plant a replacement tree, which is usually a normal expectation and condition of planning approval when the felling of a tree for genuine need is permitted. The absence of a replacement proposal further strengthens the Parish Council's objection.

The Council therefore urges that this application be refused and that the tree is retained and protected for the benefit of current and future residents.

4.4 25/01300/PA Land South West of 372 Bull Lane, Eccles

Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Request for Scoping Opinion in connection with the provision of approximately up to 150 residential units, up to 100m² of Local Area for Play (LAP) and extensive landscaping.

It was **Agreed** to defer until next meeting on 16th September

4.5 25/01310/PA 154, The Avenue, Aylesford South

Construction of front entrance lobby

It was **Resolved** to raise **No Objection**

4.6 25/01319/PA Cobdown Sports Ground, Station Road, Ditton

Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plant

It was **Resolved** to raise **No Objection**

4.7 25/01255/PA 31, Tavistock Close, Walderslade

Lawful Development Certificate Proposed: loft conversion with rear dormer and front roof window

It was **Resolved** to raise **No Objection**

4.8 25/01294/PA TMBC Woodland Open Space Rear of 23 to 33, Woodbury Road, Walderslade

1x windblown leaning Silver Birch (in location of purple blob on applicants plan) - Fell. Standing in Woodland W6 of Tree Preservation Order.

It was **Resolved** to raise **No Objection**

4.9 25/01318/PA 184, Woodlands Road, Aylesford South

1 x Cherry (in rear garden shown in applicants photos) - Remove. Standing in Woodland W1 of Tree Preservation Order

It was **Resolved** to raise **No Objection**

4.10 25/01292/PA 2, Thorn Close, Blue Bell Hill

Retrospective application for the erection of a Push Bike Storage Shed in space on side of driveway

It was **Resolved** to raise **No Objection**

4.11 25/01320/PA 13, Firs Close, Aylesford South

Lawful Development Certificate Proposed: extension of existing drop kerb from 2.6m. to maximum width of 6m.

It was **Resolved** to raise **No Objection**

5. Any Other Correspondence

The Clerk informed the committee that AECOM Ltd will be carrying out a Dormouse Survey on Blue Bell Hill Recreation Ground on either the 1st or 5th September 2025. KCC require this to be carried out prior to the A229 scheme to determine the presence or absence of dormice.

6. Duration of Meeting

7.15pm to 7.30pm