

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 3<sup>rd</sup> June 2025 Aylesford Parish Council Offices, Aylesford

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

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#### 1. Apologies for Absence

Apologies for Absence from Councillors Mrs Birkbeck 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 except Councillor Craig declared an interest in item 4.13 as they are neighbours and took no part in the discussion or decision.

#### 3. Minutes of the last meeting held on Tuesday 13<sup>th</sup> May 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 13<sup>th</sup> May 2025 be approved as a correct record and signed, subject to the following amendment – ‘Councillor Ludlow declared an interest in item 5.11 as it is his property and took no part in the discussion or decision’.

#### 4. Planning Applications

##### 4.1 25/00774/PA 5 Holtwood Avenue, Aylesford South

3 Leylandii trees- Reduce height to 40%, width by 30% and 100% over neighbouring property

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

##### 4.2 25/00754/PA 17 High Street, Aylesford North

Installation of wrought iron railings

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

#### **4.3 25/00845/PA CLICK AYLESFORD, Frank Sando Way, Aylesford South**

Advertisement consent for 2x non illuminated totem signs

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

#### **4.4 25/00829/PA Land South West of London Road and West of Castor Park, Allington**

Section 73 application to vary the wording of Condition 27 to allow for the junction mitigation measures to be delivered prior to the occupation of no more than 70% of the 106 dwellings approved under ref. TM/19/00376/OAEA

It was **Agreed** to note the Condition

#### **4.5 25/00820/PA 477, Station Road, Aylesford South**

One large Lawson's Fir at the front of the property. The lower branches have now grown out over the footpath and carriageway adjacent the property. 25% crown reduction to improve the aesthetic of the tree as a whole and reduce impingement on the footpath/carriageway/telephone line.

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

#### **4.6 25/00818/PA 393, London Road, Aylesford South**

Ash tree (*Fraxinus excelsior*) Fell and carry out stump grinding to prevent regrowth. The tree is displaying early signs consistent with Ash Dieback (*Hymenoscyphus fraxineus*) and is situated on an elevated mound that appears unstable and several substantial limbs extend over the fence line towards the adjacent road.

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

#### **4.7 25/00862/PA 13 Victoria Road, Walderslade**

Construction of a single storey rear extension and extending the existing dormer to the rear at the first floor level.

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

#### **4.8 25/00851/PA Land South of London Road and East of, Hermitage Lane, Aylesford South**

Details of condition 14 (remediation verification report), for Phase 2 development, submitted pursuant to Outline planning permission TM/17/01595/OAEA (Outline Application: The erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular accesses into

the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access)

It was **Agreed** to note the Condition

#### **4.9 25/00856/PA Land South of London Road and East of, Hermitage Lane, Aylesford South**

Details of Phase 1 Affordable Housing Scheme (schedule 1, paragraph 2.1) submitted pursuant to S106 Agreement on Outline planning permission TM/17/01595/OAEA (Outline Application for erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular accesses into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access)

It was **Agreed** to note the Condition

#### **4.10 25/00846/PA 185, Woodlands Road, Ditton**

T1 (Applicants ref.) - Hornbeam - Reduce crown by approx 50% overall.

Reason - Client wishes to keep the tree but at a reasonable height, at the moment it is getting too big for the location.

T2 (Applicants ref.) - Sweet Chestnut - Remove 2 lower branches that hang over rear garden. Please see photo.

Reason - Excessive over shading and debris over a small garden area.

Standing in Group W1 of Tree Preservation Order.

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

#### **4.11 25/00850/PA Land South of London Road and East of, Hermitage Lane, Aylesford South**

Outline Planning Permission TM/17/01595 OAEA (Outline Application: The erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular accesses into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access)

It was **Agreed** to note the Condition

#### **4.12 25/00891/PA The Cedars, 103 High Street Aylesford North**

1 x dead Pine (shown in applicants photos) – Fell.

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

#### **4.13 25/00765/PA 24 Papion Grove, Walderslade**

T1 - Sweet Chestnut - Cut back overhanging branches back to boundary.

Reason - Excessive over shading and debris. Standing in Group G23 of Tree Preservation Order

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

#### **5. TMBC – Designating Local Green Spaces**

Members discussed this and felt they could not complete the required forms sent to the Council from TMBC, but all those present were in agreement that any existing green spaces should remain as so and any pieces of land that could be developed into green spaces should be.

**Closed**

#### **6. TMBC – On Street Parking Restrictions**

It was **Resolved** to support residents in their request for the previous parking restrictions to be reintroduced, which were double yellow lines (no waiting at any time) and single yellow line (no waiting, noon until 1pm, Monday to Friday). The reason is to deter commuter parking but maintain facilities for residents.

**Closed**

#### **7. Any Other Correspondence**

##### **Bushey Wood**

The Chair informed the committee that he did speak to TMBC Councillor Dave Davis with regards to an update about Bushey Wood.

He reports that Trenport are waiting for Peters Village to be finished and house prices to go back up again before they start building Bushey Wood. It is anticipated at least another 18 months before any building will start.

#### **8. Duration of Meeting**

7:15pm to 7:40pm