Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 3rd November 2026 at Aylesford Parish Council Office, Aylesford

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

Melanie Randall (Clerk of the Council)

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1. Apologies for Absence

Apologies for Absence from Councillors Balcombe, Fuller, Ludlow, and Shelley received 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. Councillor Mrs Birkbeck declared an interest in item 4.12 and took no part in the discussion or decision.

3. Minutes of the last meeting held on Tuesday 6th October 2026

It was **Resolved** that the Minutes of the meeting held on Tuesday 6th October 2026 be approved as a correct record and signed.

4. Planning Applications

4.1 TM/26/01766/RD Land North Of 351 Hermitage Lane, Aylesford South

Details of conditions 20 - Part 4 (Verification plan), 21 (verification report) and 22 - Part C (closure report) pursuant to planning permission TM/22/00907/FL (Erection of 42No. residential dwellings including affordable housing. Enhancement of existing access from Hermitage Lane and provision of associated hardstanding, landscaping, open spaces and infrastructure including drainage and earthworks)

It was **Agreed** to note the Condition

4.2 TM/26/01768/RD Development Site Southern Part of Former Aylesford Quarry, Rochester Road, Aylesford North

Details of condition 30ii (Program of post excavation assessment and publication) Pursuant to planning permission TM/22/01909/OA Outline Application: A later living community comprising up to 180 age restricted dwellings (ClassC3), 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 TM/26/01770/RD Royal British Legion Industries, Hall Road, Aylesford South

Details of condition 24 ii (Programme of post excavation and publication) pursuant to planning permission TM/25/00382/Fl Demolition of existing building and structures to provide 1no. warehouse building within a flexible B2 / B8 Use Class (General Industrial / Storage and Distribution), together with open storage (Use Class B8), alongside associated landscaping, parking and servicing, and other infrastructure

It was **Agreed** to note the Condition

4.4 TM/26/01782/FL Development Site Eastern Part of Former Aylesford Quarry, Rochester Road, Aylesford North

Continuation of temporary vehicle storage until 31st December 2027

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

4.5 TM/26/01813/TPOC 43 Oaks Dene Walderslade

1x Oak (applicant ref T1) - Fell. Woodland W6 of Tree Preservation Order

It was **Resolved** to raise **No Objection** however the Tree Officer should visit the property before determining the application.

4.6 TM/26/01838/RD Applied Distribution Ltd Laverstoke Road, Allington Maidstone

Details of Condition 8 (Construction Method Statement) 9 (Sustainable Surface Water Drainage Scheme)12 (External Materials) 20 (Contamination Discovery Strategy) 21 (Foundation Works Risk Assessment) Pursuant to planning permission TM/24/02030/FL

Demolition of existing single industrial unit and erection of two replacement units for B2/B8 use, ancillary office space, access, associated parking,

It was **Agreed** to note the Condition

4.7 TM/26/01846/TPOC 15 Falkland Place, Walderslade

1 x Silver Birch (applicants ref: T1 circled red) reduce canopy to appropriate growth points - height from 16m to 13m and radial spread from 3.5m to 2.5m - standing in Woodland W6 of Tree Preservation Order

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

4.8 TM/26/01858/TPOC 16 Oaks Dene, Walderslade

Application to remove the requirements of condition 1 of the permission granted under application reference 25/01611/TPOC (which requires two replacement trees to be planted of a species/cultivar, size and siting to be agreed in writing with the Local Planning Authority prior to their planting)

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

4.9 TM/26/01800/FL Caravan At Finch Manor Farm, Pilgrims Way, Aylesford North

Retention of existing mobile home for essential rural worker

There is not enough information on the TMBC planning portal for the Parish Council to comment.

4.10 TM/26/01925/PDVLR 45 Orchard Avenue, Aylesford South

Prior Notification for Larger Home Extension (Part 1 Class A): Single storey rear extension to a depth of 6m, maximum roof height of 3.36m, and eaves height of 3m

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

4.11 TM/26/01953/TNCA High Street, Aylesford North

x Poplar (standing on bend at entrance to The Friars) and 1 x Horse Chestnut (stranding on circular grass verge at entrance to The Friars) - Lift to 6M above ground level

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

4.12 26/01872/FL Heaf Gardens, Bentley Close, Royal British Veterans Village, Aylesford South

Erection of two single-storey prefabricated bin stores within the central communal area at Heaf Gardens. Each proposed bin store includes 12 general waste bins, 12 recycling bins and one bin for food waste

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

4.13 26/01884/FL Land Parcel Between 112 and 122Tunbury Avenue

Demolition of existing structures and erection of 1x 4 deb dwelling, with associated landscaping and parking

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

4.14 26/02026/TEN Aylesford Open Storage Park, Bull Lane, Eccles

Prior Telecommunications Notification: Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Installation of electronic communications apparatus consisting of 40 satellite antennas, fibre supply equipment cabinet, feeder pillar cabinet, metering kiosk and cables

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

5. Any Other Correspondence

List of Decisions made by TMBC

The Clerk explained that TMBC had previously circulated a weekly List D report advising the Parish Council of planning applications that had been determined. Following a change to TMBC's planning system, the report was no longer available. Although TMBC had since reverted to its previous system, the Clerk had been advised that the List D report would not be reinstated, as the information was accessible through the online planning portal.

Following discussions with the Chair and Vice Chair of the Planning Committee, the Clerk had suggested introducing a simple spreadsheet to help Members track the progress and outcomes of planning applications where the Parish Council had submitted an objection or raised concerns.

The Clerk confirmed that the spreadsheet would be updated when each Committee agenda was prepared and circulated alongside the agenda papers. Members were advised that any other applications they wished to monitor, but which had not been objected to or raised concerns about, should be brought to the Clerk's attention so they could be added to the spreadsheet.

Aylesford Habitat Bank

Members discussed an email the Council had received on behalf of Environment Bank regarding a Habitat Bank that they are creating within Aylesford Parish.

The proposals involve the enhancement of an existing arable field into a diverse mosaic of wildflower grassland, native mixed scrub, and hedgerow habitats.

More information about the vision and aims of the project can be found by searching 'Environment bank habitat Aylesford'

They are currently working to submit an EIA (Environmental Impact Assessment) screening to the Forestry Commission for the native shrub planting before the application is submitted later this month.

They have asked for the Parish Councils comments, but members wish to wait until the planning application comes through in the normal way.

Initial questions raised were
How will the site be managed?
Who owns the land?
How does the land connect to adjacent pieces of land?

6. Duration of Meeting

7.30pm to 7.45pm