

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 4<sup>th</sup> November 2025 Aylesford Parish Council Offices, Aylesford

**Present:** Councillors Smith (Chair), Miss Anderson, Balcombe, Mrs Birkbeck, Mrs Eves, Mrs Gadd, Gledhill, 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 Councillor Fuller 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. Councillor Miss Anderson declared an interest in item 4.8 as they are neighbours and took no part in the discussion or decision.

#### 3. Minutes of the last meeting held on Tuesday 7<sup>th</sup> October 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 7<sup>th</sup> October 2025 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 25/01629/PA 9, Holtwood Avenue, Aylesford South

Leylandii tree in front garden twin trunk - Remove.

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

##### 4.2 25/01594/PA Greenwich House, 3 Richard Corben Way, Aylesford South

1 x Oak (applicant ref. T1 circled red on map) standing 10m. tall with lateral spread of 8m. Overall canopy reduction of approx. 30%, to 7m. x 5.5m. respectively with deadwood removed as found.

1 x Oak (applicant ref. T2 (circled blue on map) standing 19m. tall with lateral spread of 14m. Overall canopy reduction of approx. 30%, to 13m. x 7.5m. with deadwood removed as found. T11 and T14 of Tree Preservation Order

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

#### **4.3 25/01521/PA 74, High Street, Aylesford North**

External staircase and raised platform (Retrospective)

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

This structure has been erected without planning permission and is located within a Conservation Area, where particular care is required to ensure developments are sympathetic to their surroundings. The design and external appearance are not in keeping with the established street scene and the scale of the structure is visually overbearing.

It is prominently visible from the Old Bridge, which further impacts the character and setting of the Conservation Area. In addition, due to its elevated position above neighbouring gardens, it appears to result in direct overlooking, causing a loss of privacy and amenity to the adjoining property.

For these reasons, the structure as built is considered harmful to both residential amenity and the character of the Conservation Area.

The retrospective application should therefore be refused.

#### **4.4 25/01620/PA Applied Distribution Ltd, Laverstoke Road, Allington**

Non-Material Amendment to planning permission TM/24/02030/PA (Demolition of existing single industrial unit and erection of two replacement units for B2/B8 use, ancillary office space, access, associated parking, cycle shelters, bin store, fencing, substation, landscaping and roof PV) to amend roof design

It was **Agreed** to note the Condition

#### **4.5 25/01650/PA 42, Gorse Crescent, Aylesford South**

T1 Mountain Ash. Proposed is the complete removal to ground level.

T2 Beech. Proposed is the complete dismantling and removal of the tree to ground level. Standing in Woodland Area W1 of Tree Preservation Order

It was **Resolved** to raise **an Objection.**

The application form, which includes tick-box questions asking whether the trees are diseased or causing damage to property or land, does not indicate that either tree is affected in this way. However, the Description of Works states that the Mountain Ash is "probably already dead" and that the Beech tree's root ball is lifting the surrounding area near the shed, with mention of fungal decay at the base of the trunk.

Given the conflicting and uncertain information, the Parish Council considers that the Council's Tree Officer should visit the site to assess the condition of both trees, to confirm whether the Mountain Ash is in fact dead and to determine the extent and implications of any decay or root impact from the Beech, before any decision is made on this application.

#### **4.6 25/01615/PA 407, London Road, Aylesford South**

Single storey flat roof extension to rear and a roof replacement to the existing side and rear elements from pitched roof to monopitch and flat roof.

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

#### **4.7 25/01538/PA 343 & 345 Pratling Street, Aylesford North**

Lawful Development Certificate Existing: To confirm continued use of 343 and 345 Pratling Street as independent dwellings

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

#### **4.8 25/01648/PA 84 The Avenue, Aylesford South**

Single storey front extension and single storey rear extension

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

#### **4.9 25/01622/PA Development Site at 84 and 86, Mill Hall, Aylesford South**

Non-Material Amendment to planning permission TM/22/00701/FL (Construction of 12no dwellings with associated access, parking, and landscaping) Alterations to the approved plans - introduction of steel finished balcony/omission of brickwork following a review of the proposed balcony structure.

It was **Agreed** to note the Condition

#### **4.10 25/01528/PA 8, Frensham Walk, Walderslade**

1 x Oak (applicants ref. No. 1) - Crown lift to the height of the houses by removing the branches on the northern and southern side which are overhanging the roofs of numbers 6 and 8 Frensham Walk, Reduce height of the tree by approximately 5ft (from 50ft high to 45ft high) and Reduce the width of the crown to approximately 22ft (from 30ft to 22ft), this work will involve removal of 13 branches (6 on one side of the crown and 7 on the opposite side of the crown) and reduction of 12 branches, (Remove deadwood). Standing in Woodland W7 of Tree Preservation Order.

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

**4.11 25/01646/PA Land Eastern part of Former Aylesford Newsprint South of Invicta Park, New Hythe Lane**

Consultation by KCC: Retrospective application for a materials recycling facility, with storage for the sorting, crushing, screening and recycling of construction waste materials (KCC reference KCC/TM/0121/2025)

It was **Agreed** to note the Condition

**4.12 25/01640/PA 1, Lord Lees Grove, Blue Bell Hill**

Construction of additional parking area

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

**4.13 25/01611/PA 6, Oaks Dene, Walderslade**

Two oak trees which are to the left-hand side of our property- Remove. Standing in Woodland W6 of Tree Preservation Order

It was **Resolved** to raise **an Objection**.

The applicant does not indicate that the trees are causing any actual issues, either in terms of safety or property damage, but merely expresses concerns about potential high winds. This is not considered a valid justification for the removal of two Oak trees.

The trees should be retained and managed to a more acceptable and manageable height. It should also be noted that in an email dated 16 October 2025, the applicant states that the trees severely overhang the rear of their property. This issue could be easily addressed by reducing the crown and radial spread of both trees, without the need for felling.

The property owner should then ensure that the trees are regularly maintained to prevent future overhang, rather than removing healthy, mature specimens.

**4.14 25/01626/PA Land West of Hermitage Lane and East of Units 4A 4B and 4C Mills Road, Quarry Wood Industrial Estate**

Details of conditions 11 (Site Investigation report), 12 (External Lighting), 13 (Drainage), 14 (Technical note), 18 (Refuse and Storage) And 19 (Acoustic Fencing) For phase 2A pursuant to planning permission TM/20/02090/FL under S73 of the Town and Country Planning Act 1990 (As amended ): Variation of condition 15 (Highway improvements ) of planning permission TM/17/03513/FL

It was **Agreed** to note the Condition

#### **4.15 25/01675/PA Weacombe, 149 Lower Warren Road, Bluebell Hill**

Lawful Development Certificate Proposed: Conversion of existing outbuilding to Annex, for use ancillary to the main dwelling

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

#### **4.16 25/01533/PA Unit 4, Click Aylesford, Frank Sando Way, Aylesford South**

Advertisement Consent for an external illuminated fascia sign.

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

### **5. TMBC Street Naming Request**

To agree three street names for the Land South of London Road and East of Hermitage Lane Development.

1<sup>st</sup> choice – Sawmill Crescent, 2<sup>nd</sup> choice – Hammer Close, 3<sup>rd</sup> choice – Retreat Crescent

### **6. KCC – Claimed upgrading to bridleway status of public footpath MR447**

KCC have received an application from the British Horse Society under Section 53 of the Wildlife and Countryside Act 1981 that footpath MR447 should be modified by the upgrading of this public footpath.

It was **Resolved** to raise **an Objection**

1. The footpath should be kept as it is; it is far too steep and dangerous for horses to use.
2. There are steps on this footpath so it is difficult to see how a horse rider could ascend and it would be impossible to descend. Even if the steps were removed, which would be expensive to do, the gradient would still be too much for equine use.
3. This footpath emerges onto Chatham Road, a busy road that has traffic joining from the A229 from Aylesford. This is not suitable for horses, surely they will be startled by the volume and speed of the traffic.
4. The removal of the steps could result in off-road bikers which this area already suffers from which is detrimental to residents.

## **7. Any Other Correspondence**

A Councillor reminded members about the public drop-in session being held by TMBC on Thursday 6<sup>th</sup> November 2025 from 4-7pm at the Bridgewood Manor Hotel regarding the proposed 'Temporary Accommodation Pods'

She has received a lot of comments and questions from concerned residents about its true intended use. Residents have been told to go to the session on Thursday so they can see for themselves and ask questions while raising any concerns they have.

## **8. Duration of Meeting**

7.15pm to 7.45pm