

# Aylesford Parish Council

## Planning Committee

### Minutes of the Meeting held on Tuesday 5<sup>th</sup> May 2026 at Aylesford Parish Council Offices, Aylesford

**Present:** Councillors Smith (Chair), Mrs Anderson, Balcombe, Mrs Birkbeck, Mrs Eves, Mrs Gadd, Gledhill, Ludlow, Netzel, Sharp, Shelley and Mrs Waters

Melanie Randall (Clerk of the Council)

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#### 1. Apologies for Absence

Apologies for Absence from Councillor Fuller, Ms Oyewusi, Rillie and Sullivan were 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. Councillors Balcombe and Mrs Gadd declared an interest in item 4.17 as they are known to them and they took no part in the discussion or decision.

#### 3. Minutes of the last meeting held on Tuesday 7<sup>th</sup> April 2026

It was **Resolved** that the Minutes of the meeting held on Tuesday 7<sup>th</sup> April 2026 be approved as a correct record and signed.

#### 4. Planning Applications

##### 4.1 TM/26/00349/TPOC 191 Woodlands Road, Aylesford South

1 x Silver Birch (T1 applicant reference) - Reduce crown by approx. 30% removing approx. 3m from height and 2m from lateral spread. Reason - Excessive over shading and debris. Tree standing along boundary fence in rear garden of W1 TPO

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

#### **4.2 TM/25/01924/FL Aylesford Recreation Ground, Forstal Road, Aylesford North**

Erection of proposed new changing facilities, spectator public WC facilities, first aid/physio room and tearoom/kitchen, and associated additional security fencing around the club facility proposal to protect the unit out of operation hours. Creation of additional vehicle parking and emergency services/vehicle over-spill turning space for club staff, and less able persons/visitors. New entrance low level masonry wall with brick piers to provide opportunity for signage and to highlight entry/exit point to those on the adjacent highway. All works in association with the existing 3G football pitch (es) facility

This proposal relates to Parish Council owned land at Forstal Recreation Ground, part of which is already leased to Aylesford Football Club to accommodate the 3G pitch. The Parish Council currently has **No Objection** in principle to the proposal, which would be subject to a formal lease agreement between both parties. Further internal discussions have taken place and will continue with Aylesford Football Club over the coming months.

#### **4.3 TM/26/00374/TPOC Land Between Falkland Place and Walsham Road, Walderslade**

Large Chestnut on KCC land. Reduce the height and overhang where marked in red on the photograph submitted 3.3.26 of a pre-“lop & top” tree that is overhanging a residential property. Standing in Woodland W6 of Tree Preservation Order

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

#### **4.4 TM/26/00387/RD 33 Hill Chase, Walderslade**

Details of condition 4 (Tree felling/pruning Specification) 6 (CEMP) 7 (Bio-Diversity Lighting plan) 8 (Bio-Diversity Enhancement Plan) of planning permission TM/25/00592/FL Construction of a work-from-home outbuilding in the rear of the garden, Resubmission of TM/24/01670/PA

It was **Agreed** to note the Condition

#### **4.5 TM/26/00392/FL 45 Montfort Road, Walderslade**

Demolition of existing conservatory and erection of a single storey rear extension

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

#### **4.6 TM/26/00398/FL 75 Rochester Road, Aylesford North**

Demolition of existing conservatory and erection of a single storey rear extension

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

#### **4.7 TM/26/00402/TPOC 1 Oaks Dene, Walderslade**

x Hornbeam (applicants ref. T1) - Re-pollard to previous points. 1 x multi-stem Hornbeam (applicants ref. T2) - Re-pollard to 28 feet in height. Both standing in Woodland W6 of Tree Preservation Order

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

#### **4.8 TM/26/00457/TPOC 21 Gorse Crescent, Aylesford South**

1 x Field Maple and 1 x Acacia (applicants ref. T1 and T2) - Reduce by 30%, Thin by 10%, Balance canopy and Remove Deadwood. Standing in Woodland W1 Tree Preservation Orders 64/00021/TPO and 64/10006/TPO

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

#### **4.9 TM/26/00565/OB106D Land South of London Road and East of Hermitage Lane Aylesford South**

Details of Phase 3 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 TM/26/00611/DR3 Land East of Bailey Bridge Road, Aylesford North**

Formalisation of an existing informal overflow car parking area, including surfacing, marking of parking spaces and associated works

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

#### **4.11 TM/26/00396/RD Cobdown Sports Ground Station Road Ditton**

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**

#### **4.12 TM/26/00427/RD Cobdown Sports Ground Station Road Ditton**

Details of condition 3 (management/maintenance scheme) pursuant to planning permission TM/25/01144/FL (Re-laying of 1 no. grass pitch into a new hybrid football pitch with associated infrastructure, installation of internal and external boundary treatment, and associated hard and soft landscaping)

It was **Agreed** to note the Condition

#### **4.13 TM/26/00431/TPOC 30 Acorn Grove, Ditton**

1 x Ash (applicants ref. T1) - Reduce crown by approx. 30%, Removing approx. 4m all over as specified. Standing in Woodland W1 Tree Preservation Orders 64/00021/TPO and 64/10006/TPO

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

#### **4.14 TM/26/00291/FL Land North of Lodge Farmhouse High Street, Aylesford North**

Section 73 application to vary Condition 2 (Plans list) of planning permission TM/23/03063/FL (Construction of hardstanding to enable B8 open storage, open storage of vehicles and retention of F1 training use (including welfare and storage facilities previously approved under TM/14/00909/FL) and associated landscaping) to allow revisions to the landscaping scheme

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

#### **4.15 TM/26/00327/TPOC Sussex House 409 London Road, Aylesford South**

19 x Evergreen trees - Trim overgrown trees to a maximum of 1 meter, to allow sunlight and space. Trees standing in residential garden in A1 of TPO

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

#### **4.16 TM/26/00441/FL The Old Bell House 144 Lower Warren Road, Blue Bell Hill**

Proposed sliding vehicular entrance gate and piers to existing entrance

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

#### **4.17 TM/26/00673/TNCA 45 Birch Crescent, Aylesford South**

2 x Holm Oak (applicants ref. T1 and T2) - Reduce height by one-third. 1 x Yew Tree and 1 x Cupressus (applicants ref. T3 and T4 - both standing in the front garden of 44 Birch Crescent) - Reduce height by one-third. 1 x Cupressus (applicants ref. T5) - Reduce by 10% in height to previous cut.

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

#### **4.18 TM/26/00705/TNCA 46 Birch Crescent, Aylesford South**

1x Silver Birch (Applicant ref T1) fell to ground level

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

#### **4.19 TM/26/00659/TNCA 405 London Road Ditton Aylesford South**

2 x Cypress (located on left hand side boundary growing in close proximity - applicants ref. T2) - Reduce height from 16m to 12m. 4-5 x Cypress trees (standing in gardens of properties adjacent to rear boundary of 405 London Road - applicants ref. T3) - Reduce height of the Cypress in garden of 405 London Road by 50% and other Cypress trees in row by a similar amount.

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

**4.20 TM/26/00453/TPOC South Aylesford Retail Park Quarry Wood Industrial Estate, Aylesford South**

12 x Ash, 5 x Field Maple, 10 x Sycamore, 5 x Wild Cherry, 25 x Hawthorn and 10 x Norway Maple (applicants ref. G002) - Crown lift to 3m for pedestrian clearance. 1 x Hazel (applicants ref. T058) - Coppice to ground level. All standing in Woodland W1 of Tree Preservation Order.

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

**5. Any Other Correspondence**

There was no Other Correspondence.

**6. Duration of Meeting**

7.30pm to 7.40pm