

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 5th August 2025 Aylesford Parish Council Offices, Aylesford

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

1. Apologies for Absence

Apologies for Absence from Councillor Balcombe, Mrs Birkbeck, 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.

3. Minutes of the last meeting held on Tuesday 15th July 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 15th July 2025 be approved as a correct record and signed, subject to item 4.1 the final paragraph to read:

‘Councillor Ludlow wished to raise a strong objection, due to the fact Bushey Wood has been approved and the pressures this will cause alone. There is a shortfall of infrastructure in the local road network, transport links are inadequate, and GP services are in short supply. There will also be an increase in traffic through Aylesford’.

4. Planning Applications

4.1 25/01129/PA 5, Holtwood Avenue, Aylesford South

3 Leylandii trees- Remove.

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

4.2 25/01142/PA 228, Bull Lane, Eccles

Walnut tree- Reduce crown by 25% to provide sufficient clearance to property. T1 of Tree Preservation Order

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

4.3 25/01196/PA Street Record, Woodbury Road, Walderslade

1 x dead Hornbeam tree (standing opposite number 71, by lamppost JWDC020) – Fell. Standing in Woodland W6 of Tree Preservation Order

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

4.4 25/01101/PA 21, Marlow Close, Walderslade

Conifer tree.

1. I wish to cut down this tree which is overshadowing the garden and hindering growth underneath
 2. Squirrels use the tree to gain access to the attic by springing from it onto the house and then into the attic
 3. The tree is overhanging on the public footpath
- Standing in Area W7 of Tree Preservation Order

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

4.5 25/01144/PA Cobdown Sports Ground Station Road, Ditton

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 **Resolved** to raise **No Objection**

4.6 25/01118/PA Land Eastern Part of Former Aylesford Newsprint South of Invicta Park

Erection of a building under Use Class B8 or for the ancillary storage and repair of vintage lorries associated with the wider business site (Retrospective)

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

4.7 25/00468/PA Waste Land Parcel North East of 15, Station Road, Ditton

Outline Application: All matters reserved for proposed construction of a detached three-bedroom house

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

4.8 25/01204/PA Hopgrove, 45 Holtwood Avenue, Aylesford South

1 x Crab apple tree standing in front garden. Remove to make way for parking. Trim conifers overhanging garden, back to fence line. Standing in W1 of TPO

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

4.9 25/01181/PA Cobdown Sports Ground, Station Road, Ditton

Details of condition 7 (Phase 1 Drainage Verification Report), submitted pursuant to planning permission TM/25/00081/PA (Proposed re-laying of 1 no. grass pitch into a new hybrid football pitch with associated infrastructure, installation of internal and external boundary treatment, demolition of existing outbuildings, associated hard and soft landscaping, to enable improvements to the internal access road and car park and creation of a new footpath and retrospective installation of external signage)

It was **Agreed** to note the Condition

4.10 25/01241/PA 82 Common Road, Blue Bell Hill

Demolition of side garage and replacement with two storey extension. Demolition of first floor sunroom and replacement with ensuite bathroom. Demolition of lean-to utility and front garage. Construction of single storey side extension and a single storey front extension to form replacement garage, internal alterations, and external material works

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

5. Any Other Correspondence

A Councillor enquired whether there had been any information regarding an industrial site being built adjacent to The Friars. No members or the Parish Office were aware of any such development.

6. Duration of Meeting

7.15 pm to 7.25pm