Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 6th October 2026 at Aylesford Parish Council Office, Aylesford

Present: Councillors Smith (Chair), Mrs Anderson, Mrs Birkbeck, Davies, Mrs Eves, Mrs Gadd, Gledhill, Netzel, Rillie, Sharp, 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, Ms Oyewusi 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.

3. Minutes of the last meeting held on Tuesday 15th September 2026

It was **Resolved** that the Minutes of the meeting held on Tuesday 15th September 2026 be approved as a correct record and signed.

4. Planning Applications

4.1 TM/26/01673/TNCA Sussex House 409 London Road, Ditton

Line of Conifer trees (1 to 8 of applicants rear garden plan and photos 1 and 2 of the applicants annotated photos received on the 25th February 2026) - Lift the crowns of this line of trees by up to 1m. 1 x Conifer (9 of applicants rear garden plan and photo 3 of the applicants annotated photos received on the 25th February 2026) - Trim only the lateral branches as indicated on annotated photo. (Mixed species Conifer and other evergreen hedge (1 to 8 of applicants front garden plan and photo 6 of the applicants annotated photos received on the 25th February 2026) and Conifer hedge (10 of applicants rear garden plan and photo attached to email dated 20th August 2026) - Trim the regrowth from previous works to the conifers/evergreens whilst leaving sufficient green growth to

maintain a green top and face without cutting into old bare brown wood. Laurel (photo 5 of the applicants annotated photos received on the 25th February 2026) - Trim.)

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

4.2 TM/26/01649/RD Land East of Aylesford Priory and West of 115 Rochester Road, Aylesford North

Details of Condition 3 (Travel Plan) submitted pursuant to planning permission TM/26/00286/FL (Retrospective change of use of existing land for the use of covered area for dry log storage, and open area for sorting of logs class B8 open storage)

It was **Agreed** to note the Condition

4.3 TM/26/01660/RD Land Rear Of 87 To 91 Mackenders Lane, Eccles

Details of condition 19 - part C (Archaeological Investigation) pursuant to planning permission TM/25/00040/FL Demolition of existing polytunnel and outbuildings and construction of 3 No. detached dwellings

It was **Agreed** to note the Condition

4.4 TM/26/01653/RD Cobdown Sports Ground Station Road, Ditton

Details of Condition 19 (External lighting plan) submitted pursuant to planning permission TM/25/01319/FL (Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and 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 **Agreed** to note the Condition

4.5 TM/26/01670/RD Cobdown Sports Ground Station Road, Ditton

Details of Condition 12 (Biodiversity plan) and 13 (Habitat management and monitoring plan) submitted pursuant to planning permission TM/25/01144/PA (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

4.6 26/01679/FL 29 Gorse Crescent, Aylesford South

Demolition of porch and construction of new porch

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

4.7 26/01674/FL 13 Birch Crescent, Aylesford South

Demolition of existing porch, construction of two storey front extension, fenestration alterations, partial Garage conversion and internal alterations

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

4.8 TM/26/01697/FL Telephone Exchange, High Street, Aylesford North

Proposed 10.0m sub tower to be installed on proposed steel grillage complete with new headframe supporting 9 antennas, to include 1no. dish, 3 no ancillary equipment

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

4.9 TM/26/01702/FL 10 Yew Tree Close, Aylesford South

New front porch and single storey rear extension

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

4.10 TM/26/01715/FL 36 Gorse Crescent, Aylesford South

Erection of a first-floor side and erection of a single storey rear extension

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

4.11 TM/26/01725/RD Royal British Legion Industries Hall Road Aylesford South

Details of condition 4 (CEMP) 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

4.12 26/01648/FL 48 Sycamore Drive, Aylesford South

Single storey side extension

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

4.13 26/01589/FL 18 Sheraton Court, Walderslade

Small single storey extension to rear and existing conservatory upgraded

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

4.14 TM/26/01676/FL The Farmhouse 244 Bull Lane, Eccles

Erection of 4 no 3- bedroom semi-detached houses with amenity space, landscaping and access

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

The Council considers that the proposal represents an overdevelopment of the site. In the Council's view, the scale and density of four dwellings on this relatively limited site would be excessive and would result in development that is out of keeping with the character and capacity of the site. The proposed access may not be sufficient to safely and conveniently serve four additional properties. Consideration should be given to the width and standard of the access as the Parish Council also has concerns regarding the existing access to the proposed development in its current state which is substantially an unsurfaced/muddy track, and it is unclear from the application how this will be upgraded to provide a suitable and safe means of access for four new dwellings.

The application indicates that no new or altered vehicular access to or from the public highway is proposed. However, given the current condition of the access, the Council considers that clarification is required as to whether the existing access is intended to be improved or resurfaced as part of the development.

If the existing access is to remain in its current condition, the Council would challenge that it would provide an appropriate and durable access for four residential properties, particularly during periods of wet weather. If improvements or surfacing are proposed, these should be clearly identified on the plans and supporting information, including the extent, specification and drainage arrangements.

The Council therefore requests the Planning Officer seeks clarification of the proposed treatment of the existing access and that any necessary improvements should be properly assessed and secured as part of any planning permission granted.

There are also concerns regarding the adequacy of the proposed parking provision. The Council accepts there are two parking spaces for each property however with only one visitor bay the Council considers this to be insufficient. Visitors will be forced to seek parking elsewhere, most likely in the already congested lay-by. Further to that any insufficient parking provision could result in vehicles being parked on the access road or on the turning point within the development, potentially causing obstruction and inconvenience to existing residents and other road users.

The Parish Council is also concerned that the information provided within the Design and Access Statement at 6.4.2 regarding public transport provision is inaccurate and does not reflect the current level of service available in the area. The statement refers to the 155-bus service operating on weekdays at frequencies ranging from half-hourly to two-hourly, with an hourly service to Chatham and additional Saturday services. This is not reflective of the current position as there is no 155 bus. The regular bus service has been significantly reduced and there is now only a service operating twice a week, together with a school-run service which can also be used by members of the public.

The Council considers it important that the sustainability and accessibility of the proposed development are assessed against the **current public transport provision**, rather than historic service levels. The limited availability of public transport means that future residents are likely to be more reliant on private vehicles than suggested within the Design and Access Statement.

Given the limited public transport provision, the Council considers it particularly important that the proposed parking and access arrangements are sufficient to accommodate the likely level of vehicle ownership associated with four 3-bedroom dwellings and do not result in additional pressure on the existing highway.

The Parish Council therefore requests that the applicant's assessment is reviewed to reflect the current public transport provision and that the Highway Authority carefully considers the adequacy and safety of the proposed access, parking provision and vehicle manoeuvring arrangements before the application is determined.

4.15 TM/26/01726/RD Land Rear of 148 Common Road, Blue Bell Hill

Details of condition 3 (CEMP) 4 (Landscaping) Pursuant to planning permission TM/22/02076/FL Conversion of 2no. existing workshops, store and stables to enable the creation of 5no. single storey dwellings (1 no. 2 bed and 4 no. 3 bed), as well as the demolition of a store, tack room and store/ WC, and formation of an orchard/ woodland trail and pond on land currently used as a paddock and menage at 148 Common Road

It was **Agreed** to Note the Condition

4.16 TM/26/01728/TPOC Aylesford Quarry Rochester Road, Aylesford North

1 x Ash (applicants ref. T06) - Remove 1 x pendulous limb growing at 5m above ground level to west. Prune back western section of canopy by approx 3m as specified, (Sever Ivy and deadwood). 1 x Sycamore (applicants ref. T07) - Prune back western side of canopy by approx 2m as specified, (Sever Ivy and deadwood). 1 x Ash (applicants ref. T08) - Pollard both stems at approx 4 - 5m from ground level retaining as habitat poles. 1 x Sycamore (applicants ref. T11) - Reduce southwestern side of canopy by no more than 4m (retaining 6m), (Sever Ivy and deadwood). 1 x Field Maple (applicants ref. T12) - Prune back limb touching garage to give 1m clearance as specified. (21 x dead Elm, 1 x dead unidentified tree, 2 x dead Elm stems and 1 Group of dead Elm in fenceline (applicants ref. T03, T14, T15, T17, T19, G02, G03, G04, G05, G06, G07 and G08) - Fell. 1 x dead Hawthorn (applicants ref. T09) - Fell/pollard as specified. 1 x Maple, 3 x Ash, 3 x Elm and 1 x Sycamore (applicants ref. T01, T02, T16, T18, T20 and G01) - Remove deadwood only. 1 x Ash (applicants ref. T10) - Remove deadwood and Sever Ivy only. 1 x Field Maple (applicants ref. T13) - Remove dead sections of canopy as specified.) All standing in Woodland W1 of Tree Preservation Order

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

4.17 TM/26/01750/AGN Finch Manor Farm Pilgrims Way, Aylesford North

Prior Approval Notification under Schedule 2, Part 6 for the erection of a steel frame barn for Agricultural use

It was **Resolved** to raise **An Objection**

The Council is concerned about this site, which raises questions about the current use of the land and whether the proposed development is being considered. The Council considers it important that these matters are properly investigated and considered before any decision is made on the proposed agricultural building.

The Council requests that the Local Planning Authority carefully assesses whether the proposed barn is genuinely required for agricultural purposes and whether the wider activities taking place on the site are consistent with the stated agricultural use.

Furthermore, Pilgrims Way and the surrounding road infrastructure are a concern. The Council considers the existing road network unsuitable for additional traffic associated with caravans and potential camping activities, particularly given the nature and condition of the road. Any intensification of use could increase traffic movements and create additional difficulties for road users.

Aylesford Parish Council objects to the application and requests that the Local Planning Authority carefully assesses the proposed development against the applicable permitted development criteria, including the agricultural justification for the building, and considers the potential implications of the wider activities on the site.

4.18 TM/26/01755/FL 22 Birch Crescent, Aylesford South

Construction of a studio outbuilding in rear garden

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

4.19 26/01782/FL Development Site Eastern Part of Former Aylesford Quarry, Aylesford North

Continuation of temporary vehicle storage until 31st December 2027

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

5. Any Other Correspondence

Councillor Sharp gave an update on the TMBC Local Plan Regulation 19 Consultation public meeting he attended that was hosted by TMBC online recently.

The Chair informed members of a selection of dates TMBC will be holding in-person public meetings, attached to these minutes.

6. Duration of Meeting

7.30pm to 8.07pm

TMBC LOCAL PLAN REGULATION 19 CONSULTATION

PUBLIC MEETING VENUES DATES AND TIMINGS

TMBC's developing new Local Plan, will be a critical legal document, that gives clear direction on the best available places for the Borough's future development up to 2042. It will control the location and size of housing, economic and industrial centres and the required provision of infrastructure.

We need maximum public participation to try and reconcile conflicting directions from Westminster Government and to ensure local concerns are properly registered in this Plan.

The Regulation 19 Consultation can be seen at: https://www.tmbc.gov.uk/local-plan

Briefing meetings for residents will take place at he following venues.

Date	Time	Village	Location
Saturday **10th October**	**7:30 to 9:30 pm**	**Wouldham**	**Wouldham Village Hall** **High Street** **ME1 3XD**
Sunday **11th October**	**10:30 to 1:30pm**	**Eccles**	**Eccles School** **Eccles Row** **ME20 7HS**
Sunday **11th October**	**5:30 to 7:30pm**	**Peters Village**	**Peters Village Community Centre** **Tolhurst Close** **ME1 3AP**
Thursday **15th October**	**6:00 to 8:00 pm**	**Burham**	**Burham Village Hall** **Rochester Road** **ME1 3RJ**
Friday **16th October**	**7:30 to 9:30 pm**	**Aylesford**	**Aylesford Community Centre** **Forstel Road** **ME20 7AU**

There will be 30 minute set up time before hand when the hall will be open before the start time above.

Each meeting will be a talk for about 30 minutes follow by an extensive question and answer session

All villagers are welcomed to attend any of the above meetings but each meeting will be tailor made for that village.

Any questions contact Councillor Dave Davis. Dave.davis@tmbc.gov.uk