

Aylesford Parish Council

Planning Committee

Minutes of the Meeting held on Tuesday 15th July 2025 Tunbury Hall, Walderslade, Aylesford

Present: Councillors Smith (Chair), Miss Anderson, Balcombe, Mrs Birkbeck, 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 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 1st July 2025

It was **Resolved** that the Minutes of the meeting held on Tuesday 1st July 2025 be approved as a correct record and signed.

4. Planning Applications

4.1 25/00925/PA - Development Site Northern Fields, Bull Lane, Eccles

Outline Application: all matters reserved for - Residential development of up to 300 dwellings (comprising detached, semi-detached, terraced and apartments), community outdoor sports facility (tennis/padel tennis) and including accesses onto Bull Lane. Application supported by an Environmental Statement.

It was **Resolved** to raise **No Objection** to the proposed development. However, it wishes to express significant concern regarding the supporting infrastructure, particularly in relation to the proposed link road.

The submitted plans indicate that a section of the link road, which is intended to connect to Rochester Road, will be partially delivered as part of this development. The Parish Council believes it would be highly beneficial — not only for future residents of the site but also for the wider community if this link road could be fully connected to Rochester Road at an early stage.

The Parish Council strongly urges Kent County Council to allocate funding from the Highways portion of the S106 contributions to ensure the completion of this road. It is the Parish Council's view that this funding should be used as close to the development site as possible, in line with the intended purpose of S106 agreements—to mitigate the impact of development and support necessary infrastructure improvements in the immediate locality.

The Parish Council respectfully requests that this matter be given due consideration to ensure the best outcome for both new and existing residents.

An Eccles Councillor wished to raise a strong objection however there was no valid 'planning reason' as per planning law to object to this proposal.

4.2 25/01062/PA Land West of Hermitage Lane and East of Units 4a 4b and 4c, Mills Road, Quarry Wood Industrial Estate, Aylesford South

Non-Material Amendment to planning permission TM/17/03513/FL - To alter the proposed elevations for the units (changes illustrated by red clouds on the elevational drawings - mainly relating to very minor window alterations)- Slightly altering the roof pitch proposed on HMO-E. - Introducing ASHP into the proposed scheme to enable efficient heating and cooling of the units within Phase 2c, which will result in sustainability benefits- formalise the phasing of the development

It was **Agreed** to note the Condition

4.3 25/01076/PA 42, Marston Close, Walderslade

T1 Hornbeam, reduce to previous prune points at 12m, crown lift to achieve 6m ground clearance and thin canopy by 10%, T2 Oak, crown lift to achieve 7m ground clearance, thin canopy by 10% and remove dead wood. Reasons for work - good urban forestry practice. Trees part of Tree Preservation Order

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

4.4 25/00453/PA 12, Papion Grove, Walderslade

3 x Oak and 1 x Beech (applicants ref. T1, T2, T3 and T4) - Remove. Standing in Group G1 of Tree Preservation Order

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

4.5 25/01054/PA 477, Station Road, Aylesford South

Sweet chestnut- Remove. It has outgrown its location between a mature and managed conifer hedge and a larger Ash tree. The sweet chestnut is also blocking light into ours and our neighbours gardens and has extensively overgrown into neighbouring properties gardens in Adjacent ash tree- 20% crown reduction to provide better shape, allow better long term management of the tree and prevent some nuisance overhanging branches affecting a building next door in 479 Station Road.

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

4.6 25/01064/PA 6, The Bounds, Aylesford South

Construction of single storey rear extension incorporating demolition of conservatory

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

4.7 25/00990/PA Aylesford Priory, High Street, Aylesford North

Retrospective application for temporary siting of 5 storage cabins

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

4.8 25/01111/PA 242 Bull Lane, Eccles

Addition of a first floor and change of use from Class E - Commercial, Business and Service to mixed use of Class E and Class C3 Dwellinghouse (studio flat)

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

4.9 25/01077/PA Land at Walderslade Woods, Walderslade

T1 Oak standing at the rear of 17 Sheraton Court– crown lift western branches to achieve 6m ground clearance. Reduce western radial spread from 6m to 4m due to excessive shading and garden encroachment.

T2 Oak standing at the rear of 17 Sheraton Court– crown lift western branches to achieve 6m ground clearance. Reduce western radial spread from 6m to 4m due to excessive shading and garden encroachment.

Standing in Area W6 of Tree Preservation Order

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

4.10 25/01078/PA Land at Walderslade Woods, Walderslade

G1 (Applicants ref.) Hornbeam x 2, Oak trees standing at the rear of 16 Sheraton Court – crown lift western branches to achieve 6m ground clearance. Reduce western radial spread from 8m to 4m due to excessive shading and garden encroachment. Standing in Area W6 of Tree Preservation Order

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

4.11 25/01095/PA Land South of London Road and East of, Hermitage Lane, Aylesford South

Non-Material Amendment to planning permission TM/22/00076/RM to amend the list of approved plans and documents of the Reserved Matters decision notice, as a result of the following: Amendment of garden wall specifications to plots 72-74. Changes in levels of parking court 170-181. Amendment of garden wall boundary to plot 71 and the

regularisation of parking numbers for parking courtyard 54-59 SB88 (amendment from 4x Plot 55 parking spaces to 2x)

It was **Agreed** to note the Condition

4.12 25/00545/PA 245, Robin Hood Lane, Blue Bell Hill

Demolition of existing detached bungalow, erection of new detached chalet bungalow and garage unit on site

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

4.13 25/01113/PA Cobdown Sports Ground, Station Road, Ditton

Non-Material Amendment to planning permission TM/23/01920/FL: Amend the approved plans list to allow for the reduction in the overall length of the fence, increase height from 1.8m to 2.4m and additional planting of a hedge screen.

It was **Agreed** to note the Condition

4.14 25/01158/PA Aylesford Priory, High Street, Aylesford North

Listed Building Application: Proposed internal alterations to nine existing guest rooms to first floor of South West wing of Old Court of Priory to provide en-suite facilities. Alterations to drainage on southwest elevation.

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

5. Any Other Correspondence

There was no Other Correspondence

6. Duration of Meeting

8.01pm to 8.20pm