



Aylesford Parish Council

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To All Members of the Planning Committee

You are summoned to attend a meeting of the Planning Committee to be held at Aylesford Parish Office, Aylesford on **Tuesday 16th June** commencing at 7:30pm

All Meetings are open to members of the public to observe.

AGENDA

1. Apologies

2. Declarations of Interests

3. Minutes of the last meeting held on Tuesday 12th May 2026.

4. Planning Applications

4.1 TM/26/00505/TPOC 38 Holtwood Avenue, Aylesford South

x Scots Pine (applicants ref. T1) - Raise crown to approx. 8m. Standing in Woodland W1 of Tree Preservation Orders 64/00021/TPO and 64/10006/TPO

4.2 TM/26/00616/RD Cobdown Sports Ground, Station Road, Ditton

Details of condition 5 (Archaeological Watching Brief) 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)

4.3 TM/26/00641/RD Cobdown Sports Ground, Station Road, Ditton

Details of condition 8 (Dimensioned Tree Protection Plan) Pursuant to planning permission TM/25/01319/PA 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

4.4 TM/26/00651/RD Cobdown Sports Ground, Station Road, Ditton

Details of condition 18 (Noise Mitigation Strategy) pursuant to planning permission TM/25/01319/PA 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 plan

4.5 TM/26/00286/FL Land East of Aylesford Priory and West of 115 Rochester Road, Aylesford North

Retrospective Change of use application from Agricultural (Sui Generis) to for the use of covered area for dry log storage, and open area for sorting of logs class B8 open storage

4.6 TM/26/00653/TPOC 49 Holtwood Avenue, Aylesford South

1 x Beech tree, standing in small island in centre of driveway in front garden - Remove. Tree has become too large for the area. 1 x Silver Birch reduce by 30% mainly lower branches. 4 x Sweet Chestnuts. Remove new trunk growth since last tree works conducted (in 2022) on and along boundary of no.s 49/47 Holtwood Avenue (2 within no.49, 2 within no.47). 1 x Cluster of Field Maples. Removal of new trunk growth since last tree works conducted (in 2022) and 3 low branches standing along boundary of no.s 49/51 Holtwood Avenue (3 lower branches on no.49 side). 4 x Italian Alders Removal of new trunk growth since last tree works conducted (in 2022) and removal of overhanging tree branches damaging existing boundary fence along neighbouring property) on rear boundary embankment. All trees standing within W1 of TPO

4.7 TM/26/00667/FL Land North of Lodge Farmhouse, High Street, Aylesford North

Erection of 2no. commercial buildings (Use Class B8) with associated external storage including storage racking, vehicle parking, servicing and associated works including boundary fencing and access gates (part retrospective)

4.8 TM/26/00737/FL Units 2, 3 And 4 Burnt Ash Road, Quarry Wood Industrial Estate Aylesford

Refurbishment of existing wall cladding, over cladding existing roof, replacement of existing windows and doors and installation of security bollards

4.9 TM/26/00741/TPOC 13 Birch Crescent, Aylesford South

T1(Applicants ref)- Sweet chestnut, overall reduction of approx 25%, to 16m x 7.5m respectively. T2(Applicants ref)- Sweet chestnut, overall reduction of 25%, to 16m x 7.5m respectively. T3(Applicants ref)- Conifer Dismantle and removal to ground level. T4(Applicants ref)- Sweet chestnut, Overall reduction of 25% to 16.5m x 5m respectively. Area A1 of Tree Preservation Order

4.10 TM/26/00840/NMA 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 allow for changes to units HT41, HT42, HT43, Block B1, Block B2 and Block B3

4.11 TM/26/00841/NMA Land North Of 351 Hermitage Lane, Aylesford South

Non-Material Amendment to planning permission TM/22/00907/FL to removal of garage door and replace with bifold doors for Plot 25 and amendments to shared driveway for Plots 32 and 33 to provide individual access

4.12 TM/26/00880/RM Development Site Southern Part of Former Aylesford Quarry, Rochester Road, Aylesford North

Reserved Matters application pursuant to outline application ref: TM/22/01909/OA: Phase 1 Appearance, Landscaping, Layout, Scale The proposal comprises the construction of 21m of carriageway to extend the existing tarmac road into the quarry site with associated kerbs and drainage. In addition, associated landscaping and biodiversity details are submitted for approval for Phase 1 only.

4.13 TM/26/00456/TNCA Thickets 251 Woodlands Road, Aylesford South

1 x Oak (applicants ref. T1) - Reduce by 2/3 metres. 1 x Silver Birch (applicants ref. T2) - Reduce the height by approximately 4 metres and remove the dead top. (2 x dead Silver Birch (applicants ref. T3 and T4) - Fell to ground level).

4.14 TM/26/00814/RD Land West of Hermitage Lane and East of Units 4A 4B And 4C Mills Road, Quarry Wood Industrial Estate, Aylesford South

Details of condition 10 (Hard and soft landscaping and boundary treatment) pursuant to planning permission TM/20/02090/FL Application 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 dated 29 March 2018 to allow footway width to be reduced from 3 metres to 2 metres

4.15 TM/26/00822/FL Aylesford Priory, High Street, Aylesford North

Entrance gates on the entrance driveway within the estate boundary

4.16 TM/26/00823/LB Aylesford Priory, High Street, Aylesford North

Listed Building Consent: Entrance gates on the entrance driveway within the estate boundary

4.17 TM/26/00839/FL 33 Birch Crescent, Aylesford South

Proposed single storey front extension and changes to roof and fenestrations of existing conservatory including new rooflights

4.18 TM/26/00853/FL 73 The Avenue, Aylesford South

Partial demolition of existing dining room and construction of single storey rear extension, loft conversion with rear dormer and front rooflights. Partial conversion of garage with alterations to roof

4.19 TM/26/00986/CAN Land North East Of Hermitage Park Community Centre, Cranford Road, Allington

Consultation by Maidstone Borough Council: Application Reference: 26/501692/FULL Proposal: Erection of 53 no. homes with associated gardens and parking spaces; new vehicular and pedestrian/cycleway access, a surface water attenuation basin, landscaping, and open space provision.

4.20 26/00879/FL Aylesford Priory, High Street, Aylesford North

Widening of existing parking area and formation of overflow parking adjacent

4.21 26/00904 Royal British Legion Industries, Hall Road Aylesford South

Details of Condition 34 (Habitat Management and Monitoring Plan) of 25/00382/PA (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 at Royal British Legion Industries, Hall Road, Aylesford, ME20 7NX)

4.22 26/00905 Duchess of Kent Court, Hall Road, Aylesford South

T3. Cedar - Reduce radial spread towards the building by 2m. Current radial spread 8m leaving at 6m. T5 of Tree Preservation Order

4.23 26/01029 393 London Road, Aylesford South

Ash Tree – Fell

4.24 26/00928 Cobdown Sports Ground, Station Road, Ditton

Details of condition 35 (Hard and Soft Landscaping) 38 (South East Water Landscape proposal) pursuant to planning permission TM/25/01319/PA 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 plan.

4.25 TM/25/00925/OAEA Development Site Norther Fields, Bull Lane, Eccles

* The application has been amended as follows: Amended plans and documents received since receipt, including on 04.06.2026 and 03.06.2026.

Outline Application: Residential development for up to 300 dwellings (comprising detached, semi-detached, terraced and apartments), community outdoor sports facility (tennis/padel tennis) and including accesses onto Bull Lane. All matters (layout, appearance, scale, landscaping, materials) reserved for future consideration except for access. Application supported by an Environmental Statement.

4.26 26/00935 76 Hermitage Lane, Aylesford South

Change of use of the land for the stationing of two static caravans for Residential occupation. Associated hard and soft landscaping (Part Retrospective)

5. Any Other Correspondence

MRandall

Melanie Randall
Clerk & Responsible Financial Officer

Date: 11 June 2026