

# Aylesford Parish Council

## Meeting of the Council

### Minutes of the Meeting held in the Parish Council Offices, Aylesford on Tuesday 11 June 2024

**Present:** Councillors Sullivan (Chairman) and Councillors Balcombe, Mrs Birkbeck, Chapman, Craig, Ms Dorrington, Mrs Gadd, Gledhill, Ludlow, Sharp, Shelley, Smith and Walker.

**In Attendance :** Mrs Randall (Clerk).

**Apologies:** Councillors, Mrs Eves, Fuller, Hammond, Mrs Ogun, and Ms Oyewusi and Borough Councillors Canon, Davis, Dalton, Keers and Williams.

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#### **1. Apologies for absence**

Apologies for Absence from Councillors Fuller, Hammond, Mrs Ogun and Ms Oyewusi and Borough Councillors Canon, Davis, Dalton, Keers and Williams were received, and the reasons for absence agreed.

#### **2. Declarations of Interest additional to those contained in the Register of Members' Interests**

There were no declarations of interest additional to those contained in the Register of Members Interests.

#### **3. Chairman's Announcements**

There were no Chairman's announcements.

#### **4. Adjournment of the meeting to allow Public Participation.**

There were no members of public present.

#### **4.2 Police Report**

There was no representation from Kent Police and no report was provided.

## **5. Minutes of the Meeting of the Annual Meeting of the Council held on 14 May 2024**

It was proposed by Councillor Balcombe and Seconded by Councillor Mrs Gadd that the Minutes of the Annual Meeting of the Council held on 14 May 2024 be **approved** as a correct record and signed.

## **6. Any Matters Arising from the Minutes**

There were no Matters Arising.

## **7. To Receive and Note the Minutes of the Policy & Resources Committee**

- a) It was **Agreed** to note the Minutes of the Policy and Resources Committee on 4 June 2024. There were no matters arising.

## **8. To Receive and Note the Minutes of the Environmental Services Committee**

- a) It was **Agreed** to note the Minutes of the Environmental Services Committee on 4 June 2024. There were no matters arising.

## **9. To Receive and Note the Minutes of the Planning Committee**

- a) It was **Agreed** to note the Minutes of the Planning Committee on 14 May 2024. There were no matters arising.
- b) It was **Agreed** to note the Minutes of the Planning Committee on 4 June (draft) 2024. There were no matters arising.

## **10. To Receive the Report of the County Councillor**

There was no County Councillor present, and no report was provided.

## **11. To Receive the Report of the Borough Councillor(s)**

See attached report at Appendix A written by the Borough Councillors for Aylesford North and North Downs Ward. **Noted**

## **12. Accounts for Payment**

The Council considered the Payment Schedule attached to the Agenda and Councillor Balcombe proposed and Councillor Mrs Gadd seconded and it was **Resolved** that 10 payments totaling £3,218.15 be made.

## **13. Council Vacancies**

There is currently one vacancy for Eccles Ward. **Noted**

#### **14. Decisions taken under S101 Delegated Authority**

No decisions have been taken under S101 Delegated Authority.

**Noted**

#### **15. To approve the Annual Return for 2023-24**

##### **15.1. Section 1, Annual Governance Statement 2023-24**

The Council reviewed the statements within the Annual Governance Statement and **Agreed** the document for submission to the External Auditor Mazars.

##### **15.2. Section 2, Accounting Statement 2023-24**

The Council reviewed the Accounting Statement and **Agreed** the document for submission to the External Auditor Mazars.

##### **15.3. To approve the dates for the Exercise of Public Rights of Inspection**

The Council considered the dates for the Exercise of Public Rights of Inspection and **Agreed** to approve the dates.

#### **16. Consider Any Other Items of Correspondence**

A Councillor informed the committee that he is currently setting up a group of residents who will meet with Local Councillors to discuss Bushey Wood and residents wish list of things they would like to see as improvements for residents. All Councillors for Eccles will be involved in the group/meetings.

It was reported that the Aylesford Big Lunch on Old Bridge Gardens and the Bluebell Hill Village Fete were both a success with 745 people attending the Fete.

Councillors Balcombe, Mrs Birkbeck, Gledhill and Rillie all attended the D-Day Beacon Lighting at the Garden of Honour, RBL Village on Thursday 6 June 2024.

A Councillor informed those present that there seems to be a rise in motorcycle theft from the Walderslade area.

The Clerk reported that a Habitat Survey will be carried out on Bluebell Hill Recreation Ground commencing on 8 July 2024 for the A229 Road Improvement Scheme. The survey is being carried out by Carter Jonas, who are working with KCC's design consultants AECOM Ltd and is necessary to carry out as the area in question shows potentially affected ecological features which may be located around the route that require further inspection.

#### **17. Duration of Meeting**

7:15pm to 7:37pm

## **REPORT TO AYLESFORD PARISH COUNCIL 11<sup>th</sup> June 2024**

By the Tonbridge and Malling Borough Councillors for

**Aylesford North and North Downs Ward  
Councillors Dave Davis, Alex McDermott and Roger Dalton**

**Aylesford South and Ditton Ward  
Councillors Rob Cannon, Steve Hammond and Colin Williams**

**Walderslade Ward  
Councillor Des Keers**

### **ALL WARDS ITEMS**

#### **GENERAL ELECTION**

1. There is the General Election on the 4<sup>th</sup> July and because of this there is a considerable reduction in the number of TMBC meetings that members will be involved in until then. This will require an accelerated programme of meetings for members over the summer to catch up. The normal officer functions will continue although they will have to plan and deliver a very demanding election process.
2. The Conservatives have selected their General Election candidate in the Chatham and Aylesford seat. He is Nathan Gamester.

#### **AGILE**

3. There has been no change since our last report.

### **AYLESFORD NORTH & NORTH DOWNS ISSUES**

#### **4. Planning Applications TM/24/00638/PA & 24/00612/PA**

- a. **TM/24/00638/PA** MILL HALL DEPOT, MILL HALL, AYLESFORD, ME20 7JN. Hybrid planning application for the following development: outline permission for the construction of up to 74 no. dwellings with all matters reserved except for means of access and full detailed permission for the conversion the former Goods Shed to 4 no. residential dwellings including parking, access and associated works
- b. **24/00612/PA.** MILL HALL DEPOT, MILL HALL, AYLESFORD, ME20 7JN. Listed Building Application: Conversion of the Goods Shed to four residential dwellings.

5. These two applications are linked and are in the same project area. We have put in a request that they are called into Area 3 Planning Committee on the following grounds:

- a. Firstly, there are 78 dwelling on just 1.2 hectares of land. The buildings seem to be 13 houses 35, flats 4 apartments in listed buildings and 26 unspecified accommodation units. Is this over development?

b. Secondly, given 113 parking spaces for 78 accommodation units does this meet IGN 3 for what should be classified as a rural village?

c. Thirdly, the access to the site is severely restrained by the railway level crossing on the Strood to Tonbridge line. The Castledene HGVs depart a few at a time over the course of the working day. The cars from this development and Kings Crescent & Friars View may be disgorging many cars across the crossing at peak morning and evening times leading to a lot of cars waiting on Station Road for a long time.

d. Finally, we note the proximity to the site's access to Station Road and the new access on Station Road to the Panattoni Site and on to Larkfield.

## **ENFORCEMENT ACTIONS IN PROGRESS**

### **Nursery Rochester Road Aylesford**

6. No change on this report since last month. The planning application TM/23/01072/FL. Proposed change of use of land, on Rochester Road, Aylesford, from a nursery (plants) to mixed equestrian and a holiday park comprising 7 mobile homes, 4 serviced camper van places and a recreational area. This application has been appealed and is now with the Planning Inspectorate. All other enforcement action must wait for the outcome of that appeal.

### **Land Rear of Mackenders Lane Eccles Aylesford Kent**

7. There is a farm building that has been built in the last few months but that now is understood to be complete. It is a building for farm use such as storing farm machinery in. This building is permitted development.

8. There is also a caravan on site that is been occupied during the period of construction of the permanent building above. There was an officer visit in May, but another one will be required and this is programmed in the week starting 10<sup>th</sup> June.

### **Land On Former Scout Camp Warren Road**

9. Another prosecution is now pending and hopefully this will happen before the end of the year.

### **Land North of Lower Warren Road and East Of Warren Road**

10. As you know there have been 3 applications for the land:

a. 20/01125/FL - Extension to existing stables - Approved

b. 20/01845/RD - Drainage conditions for above - - Approved

c. 22/00417/NMA - Addition of windows change of openings - Refused 25 Mar 22.

11. The last application resulted in two Enforcement Notices being served on 14<sup>th</sup> April 22 to two different people for the same reasons. This in turn led to two appeals to the Planning Inspectorate.

12. The appeal decision has come in with the Enforcement Notices upheld with a slight variation. This means their appeal has been dismissed and they must still carry out all necessary internal and external works so that the stable building is in accordance with the terms and conditions of approved planning permission TM/20/01125/FL. The 2-month compliance period, which will have been held in abeyance until the date of the appeal decision, means the new deadline is now 22 July. A compliance check will be arranged once this deadline has elapsed and before the case is closed.

13. Technically that does not mean that he can't live on the site but all the work to make it habitable must stop and be rectified.

### **AYLESFORD SOUTH AND DITTON**

#### **Planning Application TM/24/00675/PA.**

14. Rob, Steve and Colin have called-in Application 24/00675/PA in respect of a 50 residential unit retirement home with associated communal facilities, parking, landscaping, access and associated works to be situated on land south of St Andrew Close, Royal British Legion Village.

15. Their concerns include the unsuitable access road, the design and overbearing nature of the proposed development on a small parcel of land and the loss of a well-used green space.

### **WALDESLADE WARD**

16. There are no specific Aylesford South and Ditton items to report this time.