

REPORT TO BURHAM PARISH COUNCIL 19th May 2025

By the Tonbridge and Malling Borough Councillors for

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

GENERAL

1. Although this has been a busy month for us there is little new to report. Pam has asked for an update on 3 planning applications which are set out below.

PLANNING UPDATES

2. **22/02377 Three Houses Common Road.** There are 3 outstanding issues that the applicant is having to deal with. These are two landscape issues and one ecology issue. When these are done the planning officer will be ready to finalise the report. This may take more than a month.

3. **24/02089 Installation of 3 Equipment Kiosks Burham Water Supply Works Old Church Road.** Although the report is written and most matters have been closed there is a need for the applicant to submit a Unitary Undertaking which is a legal document required to meet the biodiversity Net Gain Regulations. There could be a delay of up to 2 months whilst the applicants legal team deliver that document.

4. **24/02043. Planning Application for 486 Common Road.** This report is also held up for an ecology report that is needed as part of the Bio Net Gain Regulations.

LOCAL PLAN – UPDATE

5. There have been no further updates since our last report.

DEVOLUTION

6. There has been no further update on devolution since last time

ENFORCEMENT ACTIONS IN PROGRESS

7. **Nursery Rochester Road Aylesford (25/00039)**

8. You will recall that enforcement action was about to restart after the applicant lost an appeal against that enforcement. Almost immediately the owner submitted another application. This will delay enforcement action. Dave Davis and Roger Dalton had a meeting with both the case officer and the enforcement officer who are now working together on this issue. As of now this is still under consideration by the case officer and when decided will pass to the enforcement officer.

9. **Land Rear of Mackenders Lane Eccles Aylesford Kent**

10. There is no change on this application.

11. There is a farm building that has been largely built. It is a building for farm use such as storing farm machinery. This building is permitted development.

12. There is also a caravan on site that is been occupied during the period of construction of the permanent building above which is permitted during that construction. A meeting has been held with the owner and TMBC Enforcement Officers and there is still work going on the approved building. As such continued use of the caravan is lawful until that work stops.

13. Land On Former Scout Camp Warren Road

14. There is no change on this which is in the hands of the over stretched court system awaiting further prosecution.

15. Land North of Lower Warren Road and East of Warren Road

16. The closure of this enforcement action was reported to you earlier. Since then, a new application 24/02027/PL has now been submitted for a mobile home on the site. This application is now at an advanced stage and we hope that there will be a decision before your next meeting.

17. Common Road Blue Bell Hill

18. There has been activity where landowners are trying to sell land in this field. In itself, that is not a planning issue.

19. To date there has been no construction that requires enforcement action however this is still an active enforcement case.