

REPORT TO BURHAM PARISH COUNCIL 18th May 2026

By the Tonbridge and Malling Borough Councillors for

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

1. This has been another quiet month with nothing of great import happening at TMBC.

BELL LANE DEVELOPMENT UPDATE

2. 21/01767 OA, 23/01598/NMA and 26/00498/LDE. Rosechurch Homes have submitted a planning application 26/00498/LDE on behalf of Trenport Investments Ltd for a Certificate of Lawful Development for the Bell Lane 58 house project. This certificate, will legally confirm the actual construction works completed on the Bell Lane site, approved in applications 21/01767 OA, 23/01598/NMA. As such the project will no longer be subject to the three-year rule, requiring construction to start within 3 years of being approved. If this application is approved there will no longer be a requirement to start construction as this certifies it has started. With that full build out, the developer can take any amount of time to complete the work at their choosing.

3. This application's sole concern, is with whether construction has or has not started. It is a matter of fact and nothing else. As such members would find it difficult to call in.

4. We members have no wish to call it in even if we could. The only thing we would get is the loss of other benefits associated with this development.

PUBLIC SPACE PROTECTION ORDER

5. From 1st April 2026, Tonbridge and Malling Borough Council has expanded its Public Space Protection Order. A number of restrictions are now across the whole of TMBC. Infringement can lead to on the spot fines by police or TMBC authorised council officers of £100.00. If taken to court, a court can award fines of up to £1000.00

6. Full details can be seen at: <https://www.tmbc.gov.uk/downloads/file/3074/public-space-protection-order-2026>.

7. The main changes make it illegal for a person over 16 to:

- a. Carry a catapult, slingshot or similar device or to carry stones, ball bearings, pellets or similar items that could be used as missiles.

b. To take part or attend unauthorised cat or motorcycle gatherings which causes or is likely to cause alarm, distress or disruption to the local area. This includes, speeding and racing, performing stunts, excessive horn sounding, playing amplified music, and unnecessary revving. There are further motor vehicle restrictions which can be seen on the website.

c. Permit their dog to deposit faeces without clearing it up and depositing the arisings in a dog faeces bin or general waste bin. There are further dog restrictions which can be seen on the website.