

REPORT TO WOULDHAM PARISH COUNCIL 2nd June 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

TMBC PLANNING COMMITTEES CHANGE

2. Central government is changing the law, later this year, on planning committees. TMBC are changing now to avoid disruption to the whole committee system part way through the local government year. The major changes are:
 - a. The 3 area planning committees will be scrapped.
 - b. A new planning committee of 13 members will sit on planning matters across the whole Borough.
 - c. Both Roger Dalton and Dave Davis will be on the new planning committee.
 - d. Application call in has not changed. Any member can call in applications as usual though there is still a process to go through. A key part of that is the reason for call in. This is normally a sound reason in planning law or a significant public interest.

PUBLIC SPACE PROTECTION ORDER

3. 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
4. Full details can be seen at: <https://www.tmbc.gov.uk/downloads/file/3074/public-spaceprotection-order-2026>.
5. 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.

BELL LANE DEVELOPMENT UPDATE

6. Though not in your parish, we include this item, to show what the administrators of Trenport are doing with applications, that have been approved but may be coming up to the three year point. A minimum amount of work will be done and then an application will be put in for a Lawful Development Certificate. When that is granted then a developer, or anybody the application land is sold onto, has an unlimited amount of time to complete the project.
7. In the case of Bell Lane, 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 housing 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. With that, final full build out of the total project can take any amount of time to complete at the developer's choosing.
8. 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.
9. 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 associates with this development.