

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING HIGHWAYS & TRANSPORTATION COMMITTEE HELD IN THE COUNCIL CHAMBER AT DITTON COMMUNITY CENTRE ON MONDAY 18TH JULY 2022

PRESENT: CLLRS N NEWMAN [CHAIR], MRS J DEARDEN, A LAIDOUCI,
J LOVER, A MULCUCK, M PORTER & MRS A THROSSELL
MRS N GREENAWAY [CLERK TO THE COUNCIL]
MRS G JEFFS [ADMINISTRATIVE ASSISTANT]

111. OPENING OF MEETING

The meeting was opened by the Chairman at 7.30pm.

112. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Godden. The previously notified reason for absence was **ACCEPTED** and **APPROVED** and recorded in the absence book Ref. 499.

113. DECLARATION OF MEMBERS' INTERESTS

None Received.

114. PLANS RECEIVED FOR COMMENT:

COMMENTS BY: 25.07.2022

(a) TM/22/01405/FL 63 Bradbourne Lane, Ditton, Aylesford, Kent, ME20 6PD
Addition of a second storey to an existing side extension, plus loft conversion including flat dormer to rear.

RESOLVED NO OBJECTION

(b) TM/22/01426/FL 22 Fernleigh Rise, Aylesford, Kent, ME20 6BP
Single Storey rear extension.

RESOLVED NO OBJECTION

(c) TM/22/01390/RD Development Site South of Brampton Field, between Bradbourne Lane and Kiln Barn road, Ditton, Aylesford, Kent
Details of condition 15 (construction Management Plan) submitted pursuant to planning permission TM/18/02966/OA (Outline Application: Development of the site to provide up to 300 dwelling (use Class C3) and provision of new access off Kiln Barn Road. All other matters reserved for future consideration.

RESOLVED This Council would like to ask that the following are addressed before this application is approved.

- Signs need to be placed at bottom of new road to warn all travelling about traffic
- No delivers or heavy vehicles between 8.30 – 9.30am and 2 – 3.30pm Monday to Friday in term time – Council did report this
- All new road residents should receive leaflet drop

- Concerns that work already underway without notice by St. Modwen Homes resulting in requests of information to parish council – showing the planned stages not completed already
- Recommend contact details are placed outside to remind residents of complaints procedure

(d) TM/22/01391/RD Development Site South of Brampton Field, between Bradbourne Lane and Kiln Barn road, Ditton, Aylesford, Kent

Details of Condition 21 (Land Contamination Remediation Statement) submitted pursuant to planning permission TM/18/02966/OA (Outline application: Development of the site to provide up to 300 dwellings (use class C3) and provision of new access off Kiln Barn Road. All other matters reserved for future consideration.

RESOLVED This Council would like to ask that the following are addressed before this application is approved.

- No groundwater was occurred on site
- No gas protection measures required
- There is controlled removal of trees / vegetation needed on site
- Gas report – there was potential sources of ground gas:
 - Localised to farm buildings
 - Ditton Court quarry
 - Former field boundaries

(e) TM/22/01392/RD Development Site South of Brampton Field, between Bradbourne Lane and Kiln Barn road, Ditton, Aylesford, Kent

Details of condition of 20 (contaminated land) submitted pursuant to planning permission TM/18/02966/OA (outline Application: development of the site to provide up to 300 dwellings (use Class C3) and provision of new access off Kiln Barn Road. All other matters reserved for future consideration.

RESOLVED This Council would like to ask that the following are addressed before this application is approved.

- Details of contaminated land
- Highlights the other reports but also water issues
- The report highlights further studies are needed
- Concerns are:
 - Dangers to residents in the area when extracting the soil
 - Additional time for works to be done

(f) TM/22/01441/RD Aylesford Newsprint, Bellingham Way, Larkfield, Aylesford, Kent

Details of condition 8 (Landscaping) and condition 12 (Verification Report) submitted pursuant to planning permission TM/20/01820/OAEA (Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks)

RESOLVED This council has no objection or comments to this application.

- (g) TM/22/01452/FL 78 Acorn Grove, Ditton, Aylesford, Kent, ME20 6EW
Demolition of sectional concrete garage and construction of single storey extension to rear.

RESOLVED This council has no objection or comments to this application.

- (h) TM/22/01492/TPOC 159 Woodlands Road, Ditton, Aylesford, Kent, ME20 6HB
T1 – Conifer in rear garden. Proposed removal to ground level due to the excessive over shading & debris caused. Within W1 group preservation.

RESOLVED This council has no objection to this application, subject to the approval of the TMBC Tree Officer.

115. **PLANS DEALT WITH BY TMBC AREA SUB-COMMITTEE (D LIST)**

The following decisions were **READ** and **NOTED**:

- (a) TM/22/01166/PDVLR 7 Acorn Grove, Ditton, Aylesford, Kent, ME20 6EJ
Prior notification for residential extension (part 1 Class A) remove existing garage and erection of a single storey rear extension to a depth of 3.3m, maximum roof height of 2.8m and eaves height of 2.8m.
PRIOR APPROVAL NOT REQUIRED 29.06.2022
- (b) TM/22/03035/TPOC 659 London Road, Ditton, Aylesford, Kent, ME20 6DJ
1 x Chestnut (applicants ref. 1) – Remove T1. Of Tree Preservation Order
REFUSED 04.07.2022
- (c) TM/22/00187/FL Unit 6 Panattoni Park, Bellingham Way, Larkfield, Aylesford, Kent,
Erection of a warehouse building for class B8 storage and distribution use and ancillary office accommodation, external storage areas, access, parking, drainage, landscaping and associated works.
APPROVED 08.07.2022
- (d) TM/22/00196/FL Cobdown Lodge, 540 London Road, Ditton, Aylesford, Kent, ME20 6BX
Extension, alteration to roof and sub division into two dwellings
APPROVED 04.07.22
- (e) TM/22/00426/RD Aylesford Newsprint Bellingham Way, Larkfield, Aylesford, Kent,
Details of condition 6 (External materials),17 (Surface water drainage),29 (Foul and surface water sewerage disposal) for Unit 7 only submitted pursuant to planning permission TM/20/01820/OAEA (Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks)
APPROVED 05.07.22

- (f) TM/22/01033/AT Unit 3 Bellingham Way, Panattoni Park, Aylesford, Kent, ME20 7WT
External Signage to new unit
APPROVED 06.07.22

116. **NEW TREE PRESERVATION ORDERS (TPO'S)**

TM/22/00014/TPO 659 London Road.

A New Tree Preservation Order was **READ** and **NOTED**.

117. **ISSUES ARISING FROM DITTON EDGE**

Cllr Newman read out concerns from the Savills letter dated 31.05.22. It was **AGREED** a further planning comment will be sent to TMBC to highlight the following:

- Housing review: To move social housing back to small clusters, On adjustment of housing types in the affordable housing offering
- Open spaces review – highlighting Snodland needs – not Dittons
- Neighbour complaint – about widening hedges – not in the original plan
- KCC Flood – discharge rate needs to be lowered

Cllr Newman said he would draft a further planning comment response and would report back to the next full council meeting with comments and once agreed this will be sent in addition to the Council's other comments.

Cllr Throssell also explained the land to the rear of Cherry Orchard is yet to be mowed and maintained. Cllr Throssell and many residents along with the Parish Council have chased this matter with St Modwen Homes and are yet to have any answers or feedback to the concerns.

118. **CLOSURE**

The meeting closed at 7.56pm

Chairman
1st August 2022