

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION** COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON **MONDAY 22ND JULY 2024**

PRESENT: CLLRs N NEWMAN (CHAIR), M PORTER, MRS A THROSSELL, A MULCUCK, MRS J DEARDEN, A WATERS, J COX & MRS L COX
MRS N GREENAWAY (CLERK OF THE COUNCIL)
MRS B BENN (ADMINISTRATIVE ASSISTANT)

119. **OPENING OF MEETING**

The meeting was opened by the Chair at 7.30pm.

120. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs Nash, Laidouci and Adlington. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref.549.

121. **DECLARATION OF MEMBERS' INTERESTS**

None received.

122. **PLANS RECEIVED FOR COMMENT:**

- (a) 24/01040/PA – MALLARD HOUSE, 12, STREAMSIDE, DITTON, AYLESFORD, ME20 6SY.
Demolition of existing conservatory to side and replace with two storey extension (revised design to that approved under TM/23/03250)

RESOLVED THIS COUNCIL IS CONCERNED THAT THE NEW APPLICATION ALLOWS THE POTENTIAL FOR THE EXTENSION TO BECOME A COMPLETELY SEPARATE DWELLING FROM THE EXISTING PROPERTY. WE SEEK ASSURANCE THAT IT WILL NOT BECOME A SEPARATE PROPERTY IN THE FUTURE.

- (b) 24/01071/PA- South East Water Ltd – Cobdown Sports Ground, Station Road, Ditton, Aylesford.

The installation of 2no. raised kiosks (one wet kiosk to house the borehole headwork and one dry kiosk to house the telemetry, instrument and control equipment) at the proposed Borehole 9 site, which will be enclosed within the perimeter palisade fencing, 1.8m high and accessed via a 5m wide gate.

RESOLVED THIS COUNCIL IS CONCERNED ABOUT THE VISUAL IMPACT THIS APPLICATION MAY HAVE ON THE NEIGHBOURS OPPOSITE, THIS IS IN AN AREA WITHOUT EXISTING DEVELOPMENT.

SPORTS ENGLAND DO NOT APPEAR TO HAVE BEEN CONSULTED, BUT SHOULD BE AS IT MAY AFFECT AN AREA LINKED TO SPORTS. THERE ARE CONCERNS ON THE AFFECT THE PLAN WILL HAVE ON THE PRIVATE ORGANISATION OCCUPYING THE SITE AND THE COMMERCIAL IMPACT WHICH MAY RESULT.

IF THE APPLICATION WAS APPROVED, IT WAS SUGGESTED THAT A SCREEN OF TREES BE PUT ALONG THE FENCE IN FRONT OF THE KIOSKS TO IMPROVE THE OUTLOOK.

- (c) 24/00952/PA- 53, MEDINA ROAD, DITTON, AYLESFORD, ME20 6DR.

Lawful Development Certificate Proposed: Drop kerb.

RESOLVED NO OBJECTION

(d) 24/01084/PA – LAND ADJACENT DITTON COMMON NORTH OF REDE WOOD ROAD, Oakapple Lane, Barming.

Reserved Matters Application for approval of appearance, landscaping, layout and scale of Phase 3 of Outline Planning Permission TM/20/01218/OA (Outline application: all matters reserved except for access for the erection of up to 118 dwellings, together with associated works for access, open space, infrastructure, earthworks, surface water drainage systems and landscaping)

RESOLVED THIS COUNCIL SUPPORTS COMMENTS AND POINTS RAISED BY KENT POLICE IN THE LETTER DATED 18.07.2024

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

The following decisions were **NOTED**.

24/00933/PA – 43 THE STREAM, DITTON, AYLESFORD, ME20 6AG.

T1 – Lime – Fell to ground level. The tree is too big and too close to the house. Squirrels are entering the house via the tree and causing damage. The client will plant a more suitable tree in its place in the next planting season.

NO OBJECTION 09.07.2024

24/00408/PA – DEVELOPMENT SITE SOUTH AND WEST OF COBDOWN HOUSE, Station Road, Ditton, Aylesford.

Residential redevelopment of the site, to provide 9 dwelling houses, incorporating parking provision, private amenity space and biodiversity enhancements.

APPLICATION WITHDRAWN 10.07.2024

124. **TMBC LOCAL PLAN**

Cllr Newman reported that TMBC had issued a statement with regards to the Local Plan. It was **NOTED** that the latest revised draft of the Local Plan, due out this month, has been halted while TMBC wait to see what planning guidelines the new government propose before moving forward with it.

125. **OPEN LETTER TO TMBC**

A draft letter to TMBC regarding planning concerns that are affecting the parish, which previously had been circulated was **READ** and **DISCUSSED** and a few minor amendments agreed.

RESOLVED to send the amended letter. Once sent, the letter should be made public via the Council's social media.

126. **CLOSURE**

The meeting closed at 7.54pm.

Chairman
5th August 2024