

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE COUNCIL CHAMBER
AT DITTON COMMUNITY CENTRE ON MONDAY 5TH AUGUST 2024

PRESENT: CLLRS. N NEWMAN [CHAIRMAN], M J PORTER [VICE-CHAIR], A MULCUCK,
 MRS J DEARDEN, MRS A THROSSELL, J COX, MRS L COX, A LAIDOUCI
 & MRS M NEWMAN
 TMBC CLLR R CANNON
 MRS N GREENAWAY [CLERK OF THE COUNCIL]

138. **OPENING OF MEETING**

The Chairman opened the meeting at 7.30pm.

139. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Waters, Mrs Nash and Adlington. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref. 551.

140. **DECLARATIONS OF INTERESTS**

Cllr Newman declared personal interests in item 141 as the applicant is his wife and item 146(a) as he is receiving a reimbursement of a payment for travel expenses. Cllr Mrs Dearden declared a personal interest in item 153 as both she and her husband, who is a member of caretaking staff were present during the traveller incursion.

141. **CASUAL VACANCY**

It was **NOTED** one application had been received from Mrs Maria Newman who was present this evening. Mrs Newman was invited to say a few words in support of her application.

RESOLVED to co-opt Mrs Maria Newman on to the Council.

Cllr Mrs Newman signed the Declaration of Acceptance of Office and undertaking to observe the code of conduct in the presence of the Clerk and joined the meeting.

142. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 8TH JULY 2024**

The minutes of the above meeting were **CONFIRMED** and **SIGNED** as a true record.

143. **MATTERS ARISING**

There were no matters arising.

144. **MINUTES OF MEETINGS HELD DURING JULY 2024**For Confirmation and Signing(a) Community Centre Committee, 15th July 2024

The minutes of the above meeting were presented by Cllr Mrs Dearden and signed as a true record.

(b) Planning, Highways & Transportation Committee, 22nd July 2024

The minutes of the above meeting were presented by Cllr Newman and signed as a true record.

(c) Open Spaces & Amenities Committee, 22nd July 2024

The minutes of the above meeting were presented by Cllr Cox and signed as a true record subject to amending item 134, third paragraph regarding MR481 to state "it was noted it was a footpath".

145. **CORRESPONDENCE**(a) For Noting

The following items were **CIRCULATED, READ** and **NOTED**:

Ditton Twinning Assoc: Minutes of Meeting, 18th July 2024

Rang du Fliers: Mm. Nicole Brouet
Au Cou'Rang – Info Municipale June 2024

KCC: Local Transport Plan – Public Consultation

KALC: August Newsletter

(b) For Decision

NOTED none received to date.

146. **FINANCE**(a) Accounts For Payment

RESOLVED the following payments be **APPROVED** and **RATIFIED**:-

July Payroll Summary

<i>Monthly</i>	<i>Gross</i>	<i>£30,249.73</i>
	<i>Net</i>	<i>£23,376.02</i>

July BACS Payments (not previously listed)

05.07.24	N Newman	Bastille Day	£278.00
05.07.24	L Horley	Kilnbarn Entertainment	£230

19.07.24	Kent & Sussex	Bar Stock	£1,653.34
19.07.24	KD Drainage	Blocked Pipework	£180.00
19.07.24	S Craig	Reimbursement - Key Cutting	£38.00
25.07.24	M Beautridge	Bar Services	£71.64
25.07.24	Kent & Sussex	Bar Stock	£1,135.93
26.07.24	EDF	NNRG Electric	£25.41
31.07.24	HMRC	PAYE/NIC	£4,531.79
31.07.24	KCC	Pension Contributions	£1,527.88

July Deposit Refunds

02.07.24	Carman Room 26.06.24	£77.63
03.07.24	Carman Room 30.06.24	£50.00
03.07.24	Carman Room 28.06.24	£60.00
04.07.24	Carman Room 29.06.24	£65.00
19.07.24	Oaken Hall 06.07.24	£75.00
19.07.24	Carman Room 06.07.24	£65.00
26.07.24	Carman Room 14.07.24	£50.00
29.07.24	Carman Room 14.07.24	£50.00

(b) Direct Debits - Paid During July 2024

RESOLVED the following payments be **APPROVED** and **RATIFIED**:-

July Direct Debits

01.07.24	WEX	Fuelcard	£28.74
01.07.24	O2	Mobile Phone	£20.51
01.07.24	TMBC	Business Rates	£349.00
03.07.24	Carlsberg	Cellar Services	£187.50
08.07.24	Commercial Services	Energy – Carpark Lighting	£88.01
08.07.24	WEX	Fuelcard	£74.44
08.07.24	Rentokil Initial	Washroom Services	£172.80
09.07.24	SKY	Sky TV	£433.86
09.07.24	Carlsberg	Bar Stock	£2,379.48
12.07.24	Siemens	Equipment Rental	£972.13
2.07.24	FDMS	Card Charges	£547.34
15.07.24	Bankline	Bank Charges	£105.20
15.07.24	Safety Effect	H&S Support	£114.00
15.07.24	Commercial Services	Energy	£950.22
15.07.24	DHFE	Equipment Rental	£369.60
16.07.24	SAGE	Software Subscription	£236.40
16.07.24	Carlsberg	Bar Stock	£2,722.44
22.07.24	Hugo Fox	Website Subscription	£23.99
22.07.24	EDF	Energy – NRRG Streetlight	£301.27
23.07.24	Carlsberg	Bar Stock	£1,260.72
24.07.24	Host My Office	IT Support	£402.12
25.07.24	TNT Sports	Sports TV	£445.44
25.07.24	BOC	Bar Gas	£269.70
25.07.24	Everflow	Water Consumption	£862.54
26.07.24	Focus	Telephone Charges	£42.44
26.07.24	Paymentsense	Card Charges	£16.80
26.07.24	Focus	Telephone Lease	£165.00

29.07.24	NEST	Pension Contributions	£814.04
29.07.24	Veolia	Refuse Collection	£501.26
30.07.24	Carlsberg	Bar Stock	£2,480.05
31.07.24	02	Mobile Phone	£20.51
31.07.24	Carlsberg	Bar Stock	£187.20

(c) BACs Payments - Paid During July 2024**RESOLVED** the following payments be **APPROVED** and **RATIFIED**:-**Accounts (approved and paid 05.07.24)**

Community Centre				
KCS	Cleaning & Consumables		57.91	
	Cleaning & Consumables		142.45	
	Underpayment in June		7.69	
	VAT	40.07	£248.12	
Capital Cleaning	Cleaning & Consumables	VAT	114.00	
			22.80	£136.80
Maidstone Cleaners	Window Cleaning		260.00	£260.00
1 st A Pest Control	Quarterly Pest Control		60.00	
		VAT	12.00	£72.00
KBC	Heating Repairs		324.00	
	Annual Service/Gas Safety		506.00	
	VAT	376.34	£996.00	
S&J Cleaning	Cleaning Supplies		68.10	
		VAT	13.62	£81.72
Envirocure	Annual Calorifier Inspections		440.00	
	Annual TMV Tests		230.00	
	Monthly Monitoring		48.75	
	VAT	143.75	£862.50	
Sunbelt	Barriers – Music Event		100.43	
		VAT	20.08	£120.51
M Matei	Cleaning Services		56.00	£56.00
Bar				
All Chilled	Glass Washer Repair		72.44	
	Glass Washer Repair		98.00	
	VAT	34.09	£204.53	
Kent & Sussex	Bar Stock		929.34	
			658.42	
	VAT	317.57	£1,905.33	
Lansdell	Bar Stock		477.40	
			445.50	
			109.04	
			105.69	
	VAT	210.34	£1,348.17	
Andy Payne	Outside Lights		525.00	
		VAT	105.00	£630.00
F&A				
Sunstone	CCTV Maintenance Contract		1575.17	
		VAT	315.03	£1,890.20
Aquaid	Water Coolers		272.94	
		VAT	54.59	£327.53

KCC	Internal Audit		552.00 110.40	£662.40
OSA				
Travis Perkins	Ear Muffs	VAT	8.78 1.76	£10.54
CW Milner	Trial Pit – NRRG Changing Rooms	VAT	1082.00 216.40	£1,298.40
Lister Wilder	Strimmer Cord	VAT	79.66 15.94	£95.60
Chubb	Annual Alarm Contract	VAT	316.65 63.33	£379.98

Accounts (approved and paid 25.07.24)

Community Centre				
Glass & Mirror Co	Replacement Window Window Repair	VAT	590.00 195.00 157.00	£942.00
Envirocure	Legionella Monitoring	VAT	88.75 17.75	£106.50
Capital Cleaning	Claening & Consumables	VAT	88.37 17.67	£106.04
A Short Locksmith	Replacement Locks/Keys		220.00	£220.00
Bar				
Lansdell	Bar Stock	VAT	125.29 385.07 321.81 156.18	£988.35
BSS Stocktaking	Stocktake		150.00	£150.00
F&A				
Atlas	Alarm Activation	VAT	115.00 23.00	£138.00
Gallagher Insurance	Cyber Insurance		341.60	£341.60
OSA				
Safeplay	Playground Repairs	VAT	395.00 79.00	£474.00
Travis Perkins	Consumables	VAT	8.38 1.68	£10.06
KCS	White liner	VAT	129.90 25.98	£155.88

(d) Debit Card Payments – July 2024

RESOLVED the following payments be **APPROVED** and **RATIFIED**:-

July Debit Card

03.07.24	Amazon	Protective Clothing	£63.06
09.07.24	Amazon	Prime Subscription	£8.99
10.07.24	Wickes	Fencing Supplies	£77.60
11.07.24	Hedges Direct	Plants	£43.96
12.07.24	Bloom & Wild	Get Well Floorers	£25.60
16.07.24	Catering Appliance	Glasswasher	£1,432.79

18.07.24	Tesco	Office/Bar Consumables	£95.29
19.07.24	EVITE	Invitations	£79.36
22.07.24	Amazon	Soap Dispensers/Bar Sundries	£126.84
22.07.24	Amazon	OSA Consumables	£17.66
23.07.24	Cableties	OSA Consumables	£26.03
24.07.24	Direct Hygiene	Toilet Roll Holders	£72.30
24.07.24	Barmans Ltd	Bar Equipment	£61.59
24.07.24	Wickes	Fencing Supplies	£14.00
26.07.24	Screwfix	Toilet Seats	£59.98

(e) CCLA Dividend at 30/06/2024

It was **NOTED** that the dividend payment for 30th June 2023 was £5,997.41.

147. **REPORTS FROM BOROUGH & COUNTY COUNCILLORS**

TMBC BOROUGH COUNCILLOR CANNON GAVE THE FOLLOWING REPORT:

URBASER

As you know Urbaser are contracted to deliver the Council's waste and recycling services. As some of you may already be aware there has been a change in ownership with FCC Environment purchasing Urbaser UK. There will be no operational changes to the contract specification or delivery with the same vehicles, crews and collection schedules remaining as is. Between now and the end of November FCC will be rebranding its Urbaser contracts so eventually you will see a change of logos on uniform and vehicles etc.

HELEN GRANT MP

As you will be aware Helen Grant was elected as the first MP for the new Maidstone and Malling constituency on July 4th. I have offered my congratulations and look forward to working with her for the benefit of Ditton's residents. She is looking to hold regular surgeries in the new Malling part of the constituency with the first one being on 22nd August 2pm – 4pm at the East Malling Institute Hall. In order book an appointment her office can be contacted on 01622 669623.

PARKING CHARGES

Please note the new scheme of parking charges comes into force on 19th August. These include charges at Martins Square after the first hour's free parking. The Aylesford car parks will remain free until improvement and extension works have been carried out. Full details will appear on the TMBC website shortly (still to be updated as at date of this meeting).

PLANNING & LOCAL PLAN

Most of you will be aware TMBC decided to defer the Regulation 18B consultation until the position regarding the new government's changes to the national planning regime became clearer. Unfortunately those new housing targets, details of which were released last week, are not good news for Ditton and Area 3 as a whole. The government has reintroduced mandatory housebuilding targets for local authorities and is proposing to change the way the figures are calculated. Under these new plans TMBC would need to deliver an additional 446 homes a year which is an alarming 29% increase on the current target. Cllr Matt Boughton the Council leader, has released a statement pointing out that given current infrastructure constraints within the borough it is hard enough to move forward on the current figures so to ask TMBC to plan for more is wholly unrealistic.

It is worth noting that even if the Regulation 18B stage hadn't been deferred TMBC would still have been obliged to accept the new higher targets under the new National Planning Policy Framework

(NPPF) as only councils who were already at the Regulation 19 stage would have been examined under the old NPPF.

COMMUNITY CENTRE 50TH ANNIVERSARY TEA PARTY

I am looking forward to attending this event on 8th September.

Cllr Cox asked a query re the new car parking charges and Cllr Cannon said he would forward details to the Clerk to pass on.

Cllr Newman asked about what will happen with the local plan and concern was expressed that more conditions will be over turned. Cllr Cannon applications will still be subject to conditions.

Cllr Newman also asked if there was anything that can be done in response to an email from a resident with concerns about the increase in traffic already now that construction of Orchard Mill was well underway especially with the added issues of the large amount of roadworks in the area. It was noted that KCC Cllr Andrew Kennedy was looking into the issue of lorries exiting the Panattoni site onto Station Road when they should not be able to.

Cllr Laidouci asked, following the recent traveller incursion at Ditton, if TMBC are able to consider which green spaces are likely to be targeted and able to notifying villages when they are moved on. It was acknowledged this would not be easy to do but on the whole villages seemed to be aware when they are in the area but it is not easy to prevent when they are determined to gain access. The Clerk advised that TMBC and the police were very helpful in assisting with the swift eviction of the illegal incursion on the recreation ground.

Cllr Cannon was thanked for his report.

148. **REPORT FROM NEIGHBOURHOOD POLICING TEAM**

It was **NOTED** no report was available.

149. **DATE SENSITIVE PLANNING & HIGHWAYS MATTERS**

(a) Plans Received for Comment

24/01010/PA - 36, BRAMPTON FIELD, DITTON, AYLESFORD, ME20 6ED

Lawful Development Certificate Proposed: Conversion of loft to habitable room incorporating a rear dormer and 3 rooflights in the front roof slope

RESOLVED NO OBJECTION

24/01133/PA - 109, PRIORY GROVE, DITTON, AYLESFORD, ME20 6BD

Erection of single storey part side/part front extension

RESOLVED NO OBJECTION

24/01159/PA - 5, DITTON COURT CLOSE, DITTON, AYLESFORD, ME20 6PQ

Ash tree in the right corner of the property, it has been reduced very poorly and my client would like me to prune the uncut bits to match in to the branches cut already, this is around a 25% reduction. Standing in Area A1 of Tree Preservation Order

RESOLVED NO OBJECTION SUBJECT TO THE TMBC TREE OFFICER'S APPROVAL

(b) Plan dealt with between meetings

The following was **NOTED**:

24/01127/PA - LAND AT COBDOWN, Station Road, Ditton, Aylesford

This Council is concerned about the visual impact this application may have on the neighbours opposite, as 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) Plans dealt with by TMBC Area 3 Committee

24/00450/PA - 32, GORSE CRESCENT, DITTON, AYLESFORD, ME20 6EX

T1 (applicants ref) - Conifer – Fell. Roots are causing block paved drive to lift., blocking out light to owners house and immediate neighbour. It would not be possible to reduce the tree in height and maintain a good shape, therefore removal would be the best option. Standing in Woodland W1 of Tree Preservation Order

Approved - 26 Jul 2024

24/00916/PA - Unit 4, INVICTA PARK, New Hythe Lane, Larkfield, Aylesford, ME20 7FG

Consultation by KCC: Application to vary condition 9 of planning permission TM/22/942 (KCC/TM/0057/2022) to permanently amend the permitted hours of operation to include the 24 hour a day, 7 days a week working arrangements previously permitted on a trial basis by condition 10 of TM/22/9429 (KCC reference: KCC/TM/0081/2024)

No Objection – 24 Jul 2024

24/00912/PA - UNIT 2, Newsprint Avenue, Panattoni Park, Aylesford, ME20 7XH

Details of condition 6 (External Materials) pursuant to Planning permission 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 – 25 Jul 2024

(d) Ditton Edge [Orchard Mill]

NOTED nothing new to report.

(e) Bradbourne Development

NOTED nothing new to report.

(f) Delegation of Planning Comments during August Recess

RESOLVED to delegate power to the Clerk in Consultation with the Chair of the Planning Committee to review any non-contentious applications that are received during the August recess

(g) Open Letter

It was **NOTED** that the open letter to the leader of TMBC highlighting this Council's concerns about recent planning decisions had been sent. It was agreed the letter should now be shared publicly.

The Chairman moved that an additional date sensitive item be considered:

(h) Planning Inspectorate re MR623

A letter received from the Planning Inspectorate regarding the order for the definitive map modification order was CIRCULATED and READ. It was NOTED that it was asking if the council would be happy for written representations rather than an in person hearing. It was noted a response was required by 21st August.

RESOLVED to agree to written representations.

150. **SECURITY OF RECREATION GROUNDS**

All members had previously been made aware of the illegal incursion on the recreation ground by travellers on 31st July.

Cllr Cox thanked the staff and Cllr Mrs Dearden for their attendance to the site and staying until after 11pm to ensure the rest of the site was secure. Cllr Porter added his thanks and thanked the Clerk for taking action so early on the following morning which enabled the eviction order to be served that morning. Cllr Mulcuck reiterated congratulations to the council staff involved in dealing with the situation.

The Clerk said that this unfortunate event had highlighted a weak area where access was gained. She suggested seeking advice on what could be put in place to make the site more secure and hopefully prevent a recurrence. Members agreed the Clerk seek advice and quotations where necessary for a solution to improve the security of the site.

151. **COMMUNITY CENTRE 50 YEAR ANNIVERSARY**

It was **NOTED** the invitations had been sent out and replies were being collated. It was hoped a good mix of council members, staff and hirers – past and present – would be attending.

152. **MATTERS ARISING FROM “CORRESPONDENCE FOR NOTING”**

NOTED no matters arising.

Pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and Standing Orders 27 & 50 the Chairman to move that due to the confidential nature of the next item the Press and Public be excluded from the meeting.

153. **STAFF MATTERS**

The Chair of Personnel **REPORTED** that interviews for the Grounds Supervisor would take place on the coming Wednesday. She also confirmed that, as had been agreed previously, a voucher and presentation would be arranged to acknowledge the 20 years of service by the Caretaking Supervisor.

It was acknowledged that the staff that were working/called in to deal with the travellers should be thanked for dealing with what was an exceptional, unprecedented and very intimidating situation. Cllr Porter made a suggestion for a suitable gesture of thanks. Further details are contained in Confidential Memorandum Ref. 444.

154. **CLOSURE**

The meeting closed at 8.16pm.

Chairman
2nd September 2024