

DITTON PARISH COUNCIL

NOTICE IS HEREBY GIVEN OF A MEETING OF DITTON PARISH COUNCIL TO BE HELD IN **THE COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON **MONDAY 8TH SEPTEMBER 2025 AT 7.30PM**

Ditton Parish Council
Ditton Community Centre
Kilnbarn Road
Ditton
AYLESFORD
Kent ME20 6AH

N Greenaway

(Mrs) Nicola Greenaway
Clerk of the Council

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3rd September 2025

AGENDA

1. **OPENING OF MEETING**
2. **APOLOGIES FOR ABSENCE**
3. **DECLARATION OF INTERESTS**
4. **VACANCY FOR PARISH COUNCILLOR**
5. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD 11th AUGUST 2025**
6. **MATTERS ARISING**
Community Centre Committee Minutes - 28/07/2025 – Amended to include hire fee review
7. **CORRESPONDENCE**
 - (a) For Noting

Ditton Twinning Association:	<u>Minutes – 31.07.2025</u>
KALC:	<u>KALC News September 2025</u>
TMBC:	<u>Local Government Reorganisation</u>
Ron Bailey, UK Parliament:	<u>Lithium-ion batteries campaign - Update</u>
KCC:	<u>KCC Active Travel Business Grants 2025</u>
 - (b) For Decision

KALC:	<u>Training Bulletin [EMAILED 28/08/2025]</u>
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8. **FINANCE**

(a) Accounts for Payment

August Payroll Summary

Monthly	Gross	£34,155.36
	Net	£23,990.75

Accounts (approved and paid 29.08.25)

Community Centre				
Extinguisher Doctor	Fire Extinguisher Service	VAT	451.86 90.38	£542.24
Chubb	Fire Alarm Service Emergency Light	VAT	234.38 185.44 83.97	£503.79
Capital	Cleaning Supplies	VAT	117.30 23.46	£140.76
KCS	Cleaning & Consumables	VAT	88.95 59.32 29.65	£177.92
Envirocure	Legionella Testing Unallocated payment	VAT	88.75 88.75 120.00 59.50 (39.00)	£318.00
David Beale	DEC Assessment		275.00	£275.00
Bar				
All Chilled	Ice Machine Repair	VAT	98.00 19.60	£117.60
Lansdell	Bar Stock	VAT	69.03 258.58 212.72 233.90 184.08 170.24	£1,128.55
Kent & Sussex	Bar Stock	VAT	677.06 222.28 474.40 742.13 423.16	£2,539.03

August BACS Payments (not previously listed)

01.08.25	Day Tree Fellers	Tree Work	£360.00
12.08.25	MPLC	MPLC Licence	£230.83
12.08.25	Ashford Tarmac	Carpark Resurfacing	£53,894.40
12.08.25	Kent & Sussex	Bar Stock	£2,153.01
13.08.25	Soft Surfaces	Playground Repairs	£112.80
15.08.25	Safety Effect	H&S	£36.00
20.08.25	N Greenaway	Staff Welfare	£129.95
22.08.25	M Beautridge	Bar Services	£171.60
28.08.25	KCC Pension	Pension Contributions	£1,496.88

28.08.25	HMRC	PAYE/NI Contributions	£7,457.07
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August Deposit Refunds

01.08.25	Oaken Hall – 27.07.25	£100.00
06.08.25	Oaken Hall – 02.08.25	£50.00
06.08.25	Oaken Hall – 03.08.25	£50.00
12.08.25	Carman Room – 26.07.25	£50.00
14.08.25	Carman Room – 09.08.25	£50.00
14.08.25	Carman Room – 08.08.25	£75.00
20.08.25	Carman Room – 16.08.25	£50.00
21.08.25	Table Hire - 08.08.25	£15.00
29.08.25	Carman Room – 24.08.25	£50.00

(b) Direct Debits Paid During August 2025

August Direct Debits

01.08.25	Paymentsense	Card Charges	£84.00
01.08.25	TMBC	Business Rates	£838.00
01.08.25	Carlsberg	Bar Stock	£1,852.69
04.08.25	WEX	Fuelcard	£49.21
04.08.25	HMRC	Gaming Machine Duty	£594.01
05.08.25	Carlsberg	Cellar Services	£187.20
07.08.25	SKY	Sky Sports	£477.24
08.08.25	Rentokil Initial	Washroom Services	£190.64
08.08.25	Carlsberg	Bar Stock	£1,165.02
12.08.25	HMRC	VAT	£4,840.45
14.08.25	FDMS	Card Charges	£471.79
15.08.25	Bankline	Bank Charges	£101.83
15.08.25	Safety Effect	H&S	£126.00
15.08.25	DHFE	Till Rental	£369.60
15.08.25	Carlsberg	Bar Stock	£1,585.19
18.08.25	SAGE	Software Subscription	£264.00
21.08.25	Hugo Fox	Website	£23.99
22.08.25	NEST	Pension Contributions	£1,210.65
22.08.25	BOC	Bar Gas	£286.16
22.08.25	Carlsberg	Bar Stock	£1,276.68
26.08.25	Everflow	Water	£323.22
26.08.25	Host My Office	Computer Support	£58.20
26.08.25	Host My Office	Computer Support	£764.04
27.08.25	TNT Sports	TNT Sports	£487.31
29.08.25	Paymentsense	Card Charges	£101.82
29.08.25	Focus	Telephone Charges	£90.05
29.08.25	Focus	Telephone Lease	£213.00
29.08.25	O2	Mobile Phone	£14.18

(c) Debit Card Payments – August 2025

August Debit Card

01.08.25	Timpson	Key Cutting	£18.00
01.08.25	Amazon	Lipstick Remover	£14.99
04.08.25	Rope Services	Rope – Pitch marking	£32.80
05.08.25	Direct Hygiene	Baby Change/Toilet Dispensers	£251.12

06.08.25	Tesco	Refreshments	£69.43
06.08.25	Sign Shed	Doors Signs	£73.65
11.08.25	Morrisons	Bar Stock	£7.00
13.08.25	NEXUS	Domain name subscription	£96.00
18.08.25	Garden Machinery	Hedge Strimmer	£729.00
18.08.25	Tate Fencing	Fencing Supplies	£1,077.22
19.08.25	Tesco	Refreshments	£57.38

(d) CCTV – Additional Cameras

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

10. **REPORT FROM NEIGHBOURHOOD POLICE**

11. **DATE SENSITIVE PLANNING, HIGHWAYS AND TRANSPORTATION MATTERS**

(a) Plans for Comment

25/01346/PA - SEW SITE, Mill Hall Road, Ditton, Aylesford

Details of Condition 6 (Verification report) pursuant to planning permission TM/24/00412/PA
Installation of a new building to house UK Power Networks UKPN infrastructure to power equipment at South East Waters water treatment works site at Aylesford

25/01360/PA - COBDOWN HOUSE, 548, LONDON ROAD, DITTON

Details of Conditions 6 (External lighting) and Condition 8 (Ecological enhancement plan)
submitted pursuant to planning permission TM/24/01784/PA (Refurbishment and extension of existing commercial office space and car park)

25/01372/PA - SILVERLEAVES, KILN BARN ROAD, EAST MALLING ME19 6BG

Proposed two storey front and side extension with addition of porch, and relocation of existing chimney, and demolition of stables and erection of double garage

25/01361/PA - DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton, Aylesford

Non-Material Amendment to planning permission TM/23/03298 (S73 application to vary Condition 27 of planning permission TM/23/00807/FL to allow the occupation of 50 dwellings before the junction works at the A20/Station Road/New Road are substantially completed) to allow for an additional brick, replacing Cadeby Red Multi with Worcester Red Multi for the construction of some dwellings.

(b) Plans dealt with under delegated power during recess

25/01319/PA - COBDOWN SPORTS GROUND, STATION ROAD, Ditton, Aylesford

Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plant.

INITIAL RESPONSE [CIRCULATED AND HEREWITH]

(c) Letter from TMBC – Planning Inspectorate Inquiry

Town and Country Planning Act 1990

Site at: Land North East And South Of 161 , Watringbury Road ,

Proposal: Outline Application: All matters reserved except for access for the erection of up to 52 residential dwellings, including affordable housing, open space and landscaping, roads, parking, drainage and earthworks. New access to be formed from Watringbury Road

(d) TMBC – 21 Day Consultation / Article 25 Town and Country Planning Order 2015

(e) Orchard Mill *[update if available]*

(f) Proposed Bradbourne Development *[update if available]*

12. **REMEMBRANCE SERVICES**

13. **STAFF AND COUNCILLOR CHRISTMAS GET TOGETHER**

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

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.

15. **CLOSURE**

N.B: All Meetings of the Council are open to the public and include an adjournment of 17 minutes to permit members of the public to raise any items for the Council's attention, however, because of the confidential nature of the some of the items on this Agenda, in accordance with Standing Orders 27 & 50, parts of this meeting will exclude the Press and Public.