

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON
MONDAY 20TH JANUARY 2025

PRESENT: A WATERS (VICE-CHAIR) A R MULCUCK, MRS M NEWMAN, MRS A THROSSELL, MRS K NASH, J COX, MRS L COX, R WHITE & A LAIDOUCCI
MRS N GREENAWAY (CLERK OF THE COUNCIL)
MRS L FITCHETT (ADMIN ASSISTANT)

353. **OPENING OF MEETING**

The meeting was opened by the Vice-Chair at 7.30pm.

354. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs Dearden, Newman, Porter and Adlington. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref.568.

355. **DECLARATION OF MEMBERS' INTERESTS**

There were no declarations of interests.

356. **PLANS RECEIVED FOR COMMENT**

24/02071/PA - DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton, Aylesford

Partial details of condition 22 (Remediation strategy verification report) in respect of constructed Plots 37-38, 45-46, 251-252 and 270-273 pursuant 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)

RESOLVED this Council has no comments to make on this application.

357. **PROW MR623 LETTER FROM PLANNING INSPECTORATE**

It was **NOTED** that a further letter from the Planning Inspectorate had been received enclosing comments that have been received on the submitted statements of case. The exchange period has now ended and the Inspector will visit the site unaccompanied on 17th February. Members were advised that it was important that the Inspector is not approached by anyone during the visit.

358. **PLANS DEALT WITH BY TMBC AREA 3**

The following decisions dealt with by TMBC were **NOTED**:

24/01976/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/FL to amend the wording of condition 17 – **Approved 09/01/2025**

24/01860/PA - LAND AT, Bradbourne Lane, Ditton, Aylesford

Line of Sycamores interfering with the telephone line cable that runs through them, (applicant's ref #1 highlighted yellow on map) Fell all trees to near ground level – **6 weeks expired**

24/01936/PA - LAND AT, Bradbourne Lane, Ditton, Aylesford

[Following a site inspection it has become clear that the subject trees are not included within the TPO. The proposed work has therefore been considered under Notice of Intent reference 24/01860/PA] - 4 x Sycamore (ref #1 highlighted yellow on sketch plan) in a line of Sycamores interfering with telephone cables. Fell all to ground level. References T6, T10, T15, T16 of Tree Preservation Order. – **Application not proceeded with**

It was **NOTED** that the above application was “not proceeded with” as the trees are not covered by TPO's, this means that they can now be felled along with the other Sycamores in the preceding application. It was further **NOTED** that the work to fell these trees was scheduled for 10/02/2025.

24/01551/PA - 42, ST PETERS ROAD, DITTON, AYLESFORD, ME20 6PF

T3 & T4 (applicants refs.) - 2x Ash Trees Proposed works - Reduce the branches laying in the river by 2 metres to prevent rubbish/debris collecting in this area. Reason for works - Maintenance and preservation. T26 and T27 of Tree Preservation Order. – **Approved 09/01/2025**

24/01569/PA - 25, GORSE CRESCENT, DITTON, AYLESFORD, ME20 6ES

T1 - Gleditsia - Reduce overall height by approx 30%.

Reason - The tree is becoming too large for the location, causing excessive overshadowing. Standing in Woodland W1 of Tree Preservation Order – **Approved 09/01/2025**

24/01710/PA — Proposed sub-division of existing plot at 653 London Road, Ditton and creation of a Custom-Build 2 bedroom detached dwelling at the rear of the garden - **Refusal Recommended by Planning Officer**

359. **AREA 2 APPLICATION FOR NOTING**TM/22/01570/OA - Land North East And South Of 161 Watringbury Road [IVY FARM]

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

It was **NOTED** this application had been included as if approved, it could have implications on the development of more EMT land. Discussion took place regarding the possible impact to the local area and it was **NOTED** that DPC had supported East Malling & Larkfield PC's objections. It was suggested the planning consultant engaged by EM&L PC to assist with their objections might be able to assist DPC with its objections to the Bradbourne Development. It was agreed to contact EM&L PC to ask for more information.

360. **CORRESPONDENCE**

NOTED none received.

361. **CLOSURE**

The meeting closed at 7.44pm.