

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE **COUNCIL CHAMBER**
AT DITTON COMMUNITY CENTRE ON **MONDAY 7TH OCTOBER 2024**

PRESENT: CLLRS. N NEWMAN [CHAIRMAN], M J PORTER [VICE-CHAIR], MRS M NEWMAN,
MRS K NASH, A R MULCUCK, MRS A THROSSELL, D ADLINGTON, MRS L COX,
J COX, A WATERS & A LAIDOUCCI
MRS N GREENAWAY [CLERK OF THE COUNCIL]
TMBC CLLR R CANNON, PC D WARNER

196. **OPENING OF MEETING**

The Vice-Chair opened the meeting at 7.30pm.

197. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mrs Dearden. The previously notified reason for absence was **ACCEPTED** and **APPROVED** and recorded in the absence book Ref. 555.

198. **DECLARATION OF INTERESTS**

Cllr Waters declared a personal interest in item 210(a) Plans for Comment as one of the applications refers to a property in the same street as his property.

199. **CASUAL VACANCY**

It was **NOTED** that the statutory period had expired in which an election could be called and the Council could now fill the vacancy by co-option.

200. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD 2ND SEPTEMBER 2024**

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

201. **MATTERS ARISING**

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It was **NOTED** that the security bollards would be installed on 16th and 17th October 2024.

202. **MINUTES OF MEETINGS HELD DURING SEPTEMBER 2024**

(a) Community Centre Committee, 9th September 2024

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

(b) Open Spaces & Amenities Committee, 9th September 2024

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

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

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

Ditton Twinning Assoc: Minutes of Meeting held on 10th September 2024

Attendees from CC 50th Ann: Thank You's

KCC Cllr Kennedy: Carols by Candlelight – 17th December

SLCC: The Clerk, September 2024

Clerks & Councils: Direct, September 2024

KALC: Emergency Ready Campaign
Training Objectives
Newsletter October 2024

KALC T&M Area: Thermal Imaging Camera

KCC Highways: Road Safety & Active Travel Group Newsletter
KCC Local Transport Plan Consultation
Kent Rail Summit

David Thornevell: Walk in Ditton Quarry LNR – 13th October

KCC: The Kent And Medway Local Nature Recovery Strategy
"Making Spaces for Nature"

Kent Police: Crime figures for area

(b) For Decision

NOTED none received to date.

204. **FINANCE**(a) Accounts for Payment

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

September Payroll Summary

Monthly	Gross	£29,316.94
	Net	£22,023.52

September Accounts (approved and paid 13.09.24)

Community Centre				
Capital Cleaning	Cleaning Supplies	VAT	68.83 13.77	£82.60
Bar				
Kent & Sussex				£1,914.17
F&A				
Worknest	HR Support	VAT	995.00 199.00	£1,194.00
OSA				
Ernest Doe	Carpark barrier repair	VAT	63.34 12.67	£76.01
J Dowle Fencing				£468.00
Tree Monkeys	Tree Work	VAT	500.00 100.00	£600.00
SGB Prestige	Uniform	VAT	156.60 31.33	£187.93

September Deposit Refunds

03.09.24	Carman Room 24.08.24	£50.00
05.09.24	Carman Room 01.09.24	£50.00
10.09.24	Oaken Hall	£90.75
13.09.24	Oaken Hall 07.09.24	£112.50

(b) Direct Debits Paid During September 2024

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

September Direct Debits

02.09.24	BT	Telephone	£153.58
02.09.24	TMBC	Business Rates	£349.00
03.09.24	Carlsberg	Bar Stock	£1,777.85
04.09.24	Carlsberg	Cellar Services	£187.20
06.09.24	Commercial Services	Gas Supply	£430.40
09.09.24	Rentokil Initial	Washroom Services	£180.73
09.09.24	SKY	Sky Sports	£433.86
13.09.24	Carlsberg	Bar Stock	£3,923.51
13.09.24	FDMS	Card Charges	£397.64
16.09.24	Bankline	Bank Charges	£103.31
16.09.24	Safety Effect	H&S	£114.00
16.09.24	Sage	Software Subscription	£236.00
16.09.24	DHFE	Till Rental	£369.60
16.09.24	WEX	Fuelcard	£47.66
20.09.24	Carlsberg	Bar Stock	£1,247.66
23.09.24	Host My Office	Computer Support	£60.00
23.09.24	Host My Office	Computer Support	£803.52
23.09.24	Hugo Fox	Website	£23.99
25.09.24	Everflow	Water Supply	£816.74

25.09.24	BOC	Bar Gas	£243.75
26.09.24	TNT	TNT Sports	£487.31
27.09.24	NEST	Pension Contributions	£898.70
27.09.24	Paymentsense	Card Machine Rental	£84.00
27.09.24	Focus	Telephone	£165.00
27.09.24	Carlsberg	Bar Stock	£2,557.43
30.09.24	Natwest	Bank Charges	£81.17
30.09.24	WEX	Fuelcard	£3.60
30.09.24	Focus	Telephone	£84.70
30.09.24	Host My Office	Computer Support	£1,446.00
30.09.24	Veolia	Refuse Collection	£521.51

(c) BACs Payments made During September 2024

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

September BACS Payments (not previously listed)

03.09.24	Gilkes	50 th Catering	£1,100.00
10.09.24	Pinnington	50 th Decorations	£182.50
13.09.24	Greenaway	Reimbursement	£34.50
13.09.24	Stanley	Twinning Wreath	£39.53
13.09.24	Aston	Kilnbarn Entertainment	£230.00
16.09.24	J Dowle	Deposit for Security Posts	£894.00
30.09.24	KCC Pension	Pension Contributions	£1,522.40
30.09.24	HMRC	PAYE/NI Contributions	£4,838.77

(d) Debit Card Payments – September 2024

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

September Debit Card

04.09.24	Amazon	Litter Pickers	£44.69
04.09.24	Defib Store	Defib Pads	£81.60
04.09.24	Amazon	50 th Disposables	£44.08
05.09.24	Safety Signs	Fire Signs	£33.06
06.09.24	Toolstation	Protective Clothing	£10.46
06.09.24	Screwfix	Protective Clothing	£9.98
09.09.24	Amazon	Monthly Subscription	£8.99
09.09.24	Tesco	Refreshments	£99.50
09.09.24	Argos	Aux Cable	£21.99
10.09.24	Amazon	Padlocks	£33.49
10.09.24	Miles Tools	Padlocks	£64.96
11.09.24	Safelincs	Dorgard – Fire Doorstops	£534.12
11.09.24	DS Commercials	Van MOT	£54.85
12.09.24	Ebay	Bowser Battery	£29.99
12.09.24	The Essential Co	Allotment Markers	£49.95
16.09.24	Tesco	Refreshment	£74.02
17.09.24	Buzz Catering	Disposables	£37.29
19.09.24	Amazon	Number Stencils	£17.95
20.09.24	Amazon	Bar Clock	£18.94
20.09.24	Amazon	Light Bulbs	£12.73
20.09.24	Timpson	Key Cutting	£31.50

23.09.24	Amazon	Adhesive Strips	£12.46
25.09.24	Amazon	Light Bulbs	£11.99

(e) Completion of External Audit/Annual Return

READ and **NOTED** the conclusion of audit report from the external auditor had been received and that there were no issues raised. The Clerk confirmed the Conclusion of Audit had been published within the required timescale.

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

Borough Cllr Cannon gave the following report:

PEOPLE AND SKILLS FUND

This scheme is designed to help local people on their path towards volunteering and employment within the Tonbridge & Malling borough. Organisations can apply for grants up to £5000 towards their project. This is from a total pot of £67500 provided through an agreement with Panattoni after the development of Panattoni Park.

Each project has to achieve at least one of the following four goals:

- Enabling Special Educational Needs (SEN) students to gain experience of the workplace.
- Tackling digital exclusion to help improve quality of life and access to service.
- Helping unemployed people to access opportunities in the green retrofit sector.
- Supporting people furthest from the workplace with volunteering and enrichment activities.

While projects across the borough are welcome those focused on priority areas in the north including Ditton are particularly encouraged due to their proximity to Panattoni Park. So if anyone is aware of local groups (public or private sector) or charities or organisations involved in training/education or housing that might be interested they should submit an application to www.tmbc.gov.uk/people-skills-fund

THERMAL IMAGING CAMERA

TMBC is offering residents and community groups the chance to use a thermal imaging camera to identify areas of heat loss in their homes and buildings. The thermal camera, which can be borrowed for free, helps pinpoint areas where heat escapes, enabling homeowners to make informed decisions about improving insulation and reducing energy loss. By identifying poorly insulated areas and draughts, residents can take steps towards lowering their heating bills and reducing their environmental impact. In order to reserve the thermal imaging camera visit www.tmbc.gov.uk/thermal-camera

PLANNING

TMBC have recently submitted their response to the new government's "proposed reforms to the National Planning Policy Framework and other changes to the planning system" consultation. The main points relevant to our parish are that TMBC

- expressed concern regarding the increased housing targets for the borough (circa 5% uplift) especially given the borough is 70% green belt.
- expressed concern how the Local Plan timetable will be affected. Some level of local control has to be maintained by achieving and supporting the Local Plan.
- stated Green belt release in the right location could be good planning for the future. [Clearly this needed to be said as we need the pressure to be taken off areas just outside the green belt such as Aylesford South & Ditton].
- expressed concern that a new call for sites will be required because of the significant increase in housing targets.
- will seek to protect the best and most versatile agricultural land in line with national policy.

- considered more transport modelling would be required when housing numbers and sites options are known.

Cllr Waters commented that the proposed houses on EMT land would be on high quality grade 2 agricultural land.

206. **REPORT FROM NEIGHBOURHOOD POLICE/KCC WARDEN**

PC David Warner was welcomed to the meeting. PC Warner introduced himself and advised he was now covering Ditton along with other neighbouring areas. He said he had started in his new role on 30th August and had regularly visited Ditton and had acted on information received from the parish office about possible criminal activity in the car park. He added that much of his work was traffic orientated. The Chair thanked PC Warner for attending and PC Warner said he would try to visit the area as much as he was able to.

207. **COMPUTER CLUB AT YOUTH CENTRE**

The Clerk advised that she had met with the KCC Warden, Chair of the Youth Centre Committee and John Marsden [volunteer trainer for computer use] at the youth centre to discuss setting up a computer club to help people learn or problem solve. It was noted that this was first initiated by the former warden but could not be taken further until the internet/WiFi issue was resolved. This has now been done so a club could be set up. It was acknowledged that it would need to be advertised to see if there was an interest for such a club and if it would be better to offer help/problem solving or instruction on how to use computers. Members agreed to support the initiative. It was also noted that funding may need to be sought to purchase additional equipment. Cllr Waters suggested looking into the TMBC funding for digital support that the Borough Councillor mentioned in his report.

208. **REMEMBRANCE DAY**

It was **NOTED** that all arrangements were in hand and a meeting had been arranged for 11am at the Church on 31st October to discuss this year's service for anyone that wished to attend.

209. **MATTERS ARISING FROM "CORRESPONDENCE FOR NOTING"**

There were no matters arising.

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

(a) Plans for Comment

24/01440/PA - 179, WOODLANDS ROAD, DITTON, AYLESFORD, ME20 6HA

T1 (Applicants ref.), eucalyptus. Stands at 13m high with lateral spread of 5m. Proposed is the overall reduction to 6m. high and lateral spread of 4m, for reasons of the significant lean towards the applicant's house, over shading and debris.

T2 (Applicants ref.), twin stemmed sweet chestnut. Stands at 18m high with lateral spread of 9m. Proposed is the overall reduction to 10m and 6m respectively for the reason above.

T3 (Applicants ref.), triple stemmed sweet chestnut. Stands at 18m high with lateral spread of 9m. Proposed is the reduction of only the two stems within the applicant's garden, overall reduction to 9m and 4m respectively for the same reasons as above.

T4 (Applicants ref.), four stemmed sweet chestnut standing at 18m with lateral spread of 6m.

Proposed is the reduction of only the two stems within the applicant's garden, to a height of 9m and 5m respectively for the same reasons as above. T5 (Applicants ref.), twin stemmed sweet chestnut. Stands at 18m with lateral spread of 6m.

RESOLVED NO OBJECTIONS SUBJECT TO THE TMBC TREE OFFICER'S APPROVAL.

24/01438/PA - SEW SITE, Mill Hall Road, Ditton, Aylesford

Section 73 application for removal of condition 8 (surface water drainage) pursuant to planning permission 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).

RESOLVED NO COMMENT.

24/01411/PA - LAND ADJACENT DITTON COMMON NORTH OF REDE WOOD ROAD, Oakapple Lane, Barming

Non Material Amendment to 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) to amend Conditions 19 and 20 (Biodiversity Mitigation and Enhancement Strategy)

RESOLVED THIS COUNCIL CANNOT MAKE AN INFORMED COMMENT AS THE ADDITIONAL DOCUMENTS FOR THIS APPLICATION WERE NOT LOADED ONTO THE TMBC PLANNING SITE CORRECTLY.

24/01415/PA - LAND ADJACENT DITTON COMMON NORTH OF REDE WOOD ROAD, Oakapple Lane, Barming

Reserved Matters Application for 100 homes, including associated open space, landscaping, earthworks, drainage and infrastructure pursuant to 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 THE COMMENTS FROM PLANNING, HOUSING AND ENVIRONMENTAL HEALTH WHICH HIGHLIGHTS THE CONCERNS ON NOISE LEVELS AND THE ADVERSE IMPACT EXPECTED ON THE HOUSES PROPOSED. THE APPLICATION DOES NOT CONSIDER THE BLASTING AT THE LOCAL QUARRY WHICH IS MONITORED BY KENT COUNTY COUNCIL BASED ON NOISE AND VIBRATION. THE COMPLAINTS RECEIVED ARE SIGNIFICANTLY FURTHER AWAY FROM THE PROPOSED SITE. WE SUPPORT THE 18 POINTS FROM KENT POLICE ON MATTERS THAT SHOULD BE CONSIDERED ON CONDITIONS ON THE PLAN IN ACCORDANCE OF THE NPPF.

24/01485/PA - DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton, Aylesford

Non Material Amendment to planning permission TM/22/00557/RM to allow small layout changes to four dwellings to amend parking locations to meet KCC Highways requirements to ensure adoptable internal road layout.

RESOLVED THIS COUNCIL CONSIDERS THAT THE ADJUSTMENTS TO THE FOUR DWELLINGS ARE PRUDENT TO AVOID POTENTIAL ISSUES.

24/01541/PA – 23 CEDAR CLOSE, DITTON, AYLESFORD ME20 6EN

Part two storey/part first floor rear extension and internal alterations

RESOLVED NO OBJECTIONS TO THIS APPLICATION

(b) Plans dealt with by Area 3 Committee

READ and **NOTED** the following decisions.

24/01029/PA - 56, ACORN GROVE, DITTON, AYLESFORD, ME20 6EW

Proposed conversion of existing garage into ground floor bedroom with en-suite and associated works

Approved 14/08/2024

24/01040/PA - 12, MALLARD HOUSE, 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)

Approved 23/08/2024

24/01030/PA - 52, ACORN GROVE, DITTON, AYLESFORD, ME20 6EW

Demolition of existing conservatory. Construction of single storey rear extension, garage conversion, single storey front extension and changes to fenestration

Approved 21/08/2024

24/00412/PA - SEW SITE, Mill Hall Road, Ditton, Aylesford

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

Approved 29/08/2024

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

Erection of single storey part side/part front extension

Approved 11/09/2024

24/01071/PA - COBDOWN SPORTS GROUND, STATION ROAD, DITTON

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 perimeter palisade fencing, 1.8m high and accessed via a 5m wide gate

Approved 13/09/2024

24/01276/PA - 36, COBDOWN CLOSE, DITTON, AYLESFORD, ME20 6SZ

Non Material Amendment to planning permission TM/22/02384/FL (Two storey side and single Storey rear extension) to allow for composite cladding on first floor level and silica render finish on ground floor level

Approved 18/09/2024

24/01325/PA - 162, WOODLANDS ROAD, DITTON, AYLESFORD, ME20 6EY

1 x Ash (applicants ref. T1) – Remove and the replanting of another (yet to be determined) species. Standing in Woodland W1 of Tree Preservation Order

Approved 27/09/2024

- (c) Response from Delacour Maclaren to PC comments re SE Water Borehole installations at Cobdown – Application Ref: 24/01220/PA

A letter from Delacour Maclaren in response to the Parish Council's Comments submitted to TMBC regarding application ref:24/01220/PA was **READ** and the reasons for not being able to comply with the suggestion **NOTED**.

- (d) Ditton Edge/Orchard Mill

It was **NOTED** that the Site Manager had suggested a Wednesday or Thursday afternoon in October would be a suitable time. Members wishing to attend suggested Wednesday 23rd October at 4.00pm. The Clerk will check if this is suitable with the Site Manager and then confirm to members.

- (e) Proposed Bradbourne Development

NOTED no update available.

(f) Local Transport Plan Consultation - J5 Slips

Information that had been discussed at a recent KALC T&M Area meeting regarding the campaign for East facing slip roads in the vicinity of the M25 junction 5 at Sevenoaks, was circulated. It was agreed not to respond at this time. Cllr Mulcuck said there was a similar problem with lack of access to the M20 on the long stretch between Maidstone and Ashford. It was acknowledged that an additional junction was unlikely to be considered because this stretch is used for Operation Brock.

(g) KCC Highways And Transportation Autumn Parish Seminars

Cllr Waters advised he had attended this Seminar and was in the process of writing up notes. He mentioned that one thing to note was the change in procedure for entry into Europe which would cause significant delays.

(h) The Planning Inspectorate RE: Public Footpath MR623 – timetable/procedure for review of statements

The timetable for consideration of the statements regarding the footpath were **READ** and **NOTED**.

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.

211. **INSURANCE MATTER**

A response from the Council's Insurance Company was READ. Details contained in Confidential Memorandum Ref. 445.

212. **STAFF MATTERS**

It was **NOTED** that the new member of Grounds Staff had started the previous week and that interviews for a new Admin Assistant were to take place in the coming week. These issues would be discussed more fully in the Personnel Committee meeting which would follow this meeting.

213. **CLOSURE**

The meeting closed at 8.15pm.

Chairman
4th November 2024

