

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE COUNCIL CHAMBER
AT DITTON COMMUNITY CENTRE ON **MONDAY 8TH SEPTEMBER 2025**

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

170. **OPENING OF MEETING**

The Chairman opened the meeting at 7.30pm.

171. **APOLOGIES FOR ABSENCE**

Apologies were **RECEIVED** from Cllrs Laidouci and Waters. The previously notified reasons for absence were recorded in the absence book Ref: 590 and **ACCEPTED** and **APPROVED**.

172. **DECLARATION OF INTERESTS**

There were no declarations of interests.

173. **VACANCY FOR PARISH COUNCILLOR**

It was **NOTED** that Cllr Mrs Nash had resigned from the Council and that TMBC have been informed and the vacancy advertised.

174. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD 11th AUGUST 2025**

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

175. **MATTERS ARISING**

Community Centre Committee Minutes - 28/07/2025 – Amended to include hire fee review

It was **NOTED** that the minutes signed at the previous Full Council meeting had not included the detail about the hire fee review. An amended copy was approved and signed.

176. **CORRESPONDENCE**

(a) For Noting

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

Ditton Twinning Association: Minutes – 31.07.2025

KALC: KALC News September 2025

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>
Kent Police:	<u>My Community Voice/Speedwatch Report</u>
(b) <u>For Decision</u>	
KALC:	<u>Training Bulletin [EMAILED 28/08/2025]</u> <u>Invitation to submit motions for KALC AGM</u> NOTED

177. **FINANCE**

(a) Accounts for Payment

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

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	VAT	88.75 88.75 120.00 59.50	
	Unallocated payment		(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		677.06	
			222.28	
			474.40	
			742.13	
		VAT	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

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

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

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

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

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

It was **NOTED** that following concerns about improving security in the community centre and planning for the introduction of “Martyn’s Law”, a quotation from the CCTV company that installed and maintains the existing equipment, had been sought to provide additional cameras to cover the blind spots in the building, particular some entrances and the long corridors.

The quotation of £5,531.96 plus VAT from WJ Sunstone to provide an additional 9 cameras plus the necessary brackets, cabling and labour was **NOTED**. Members agreed security was very important and the council should do everything possible to ensure the safety of its staff and users of the community centre. It was **NOTED** there was no budget for this expenditure but there may be funds available in reserves.

RESOLVED the clerk to ascertain if there were funds available and if so, accept the quotation.

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

LOCAL GOVERNMENT REORGANISATION

Just when the future of local government in Kent was becoming clearer, last Friday saw the resignation of the Secretary of State for Local Government, Angela Rayner, and the departure of the Minister of State for English Devolution, Jim McMahon, who was closely involved with the day to

day management of the process. McMahon's departure in particular will potentially lead to some uncertainty at least until his successor, Alison McGovern, makes her intentions known.

Assuming the reorganisation does continue as planned there was a significant meeting on Wednesday 3rd September where all 14 council leaders in Kent met and agreed on two final options out of seven they had been considering. Both chosen options see Tonbridge and Malling combining with Maidstone, Sevenoaks and Tunbridge Wells to form a single unitary council. The only difference between the two is one option creates three unitary councils in Kent and the other creates four. Based on initial consultancy analysis the three unitary model appears to be the more financially sustainable of the two. The business case for both options will now be worked up and presented to Government in November.

As regards Parish Councils it has been confirmed parish assets and precepts would remain unchanged and parish councils would continue in their current form.

PLANNING

At the recent Parish Partnership Panel meeting the position regarding the 21 day statutory consultation period, within which parishes are required to submit representations on planning applications, was discussed. In addition to the letter of clarification parishes have received it was noted late submissions are still accepted, prior to the application being determined, but there would be less likelihood of them being fully considered and reflected in the case officer's report.

As regards the Local Plan the second stage of the Regulation 18 Consultation would take place before the end of this year with the Regulation 19 consultation and submission to the Planning Inspectorate by the December 2026 deadline. It is anticipated the examination in public would occur in late 2027 or early 2028.

COMMUNITY DEVELOPMENT GRANT AND AWARDS SCHEMES

The Community Development Grant scheme closes soon on 15 September and so if anyone knows of a local community/not for profit group in Ditton who could benefit from a grant of up to £2500 for a specific project please let them know about this scheme as soon as possible.

There is also a separate Community Awards Scheme that has been launched which recognises individuals who go above and beyond to make a difference in the borough.

Nominations can be made for outstanding individual volunteers, young community champion (17 & under), outstanding community group, environmental contribution and community safety. The closing date for nominations is 10 October.

179. REPORT FROM NEIGHBOURHOOD POLICE

It was **NOTED** no report was available other than the Speedwatch report that was included for circulation in the Correspondence for Noting.

180. 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

RESOLVED NO COMMENT

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)

RESOLVED NO COMMENT

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

RESOLVED NO COMMENT

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.

RESOLVED NO COMMENT

Members commented on the disappointing outcome of the roadworks on the A20 at the Station Road/New Road junction and that it appeared to not be finished. The clerk will try to locate the original plans for the proposed works.

(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.

Cllr Newman advised that he and Cllr Waters had met to review all the documents. He presented slides showing the application in detail and presented suggested comments in response:

Ditton Parish Council is in support of the plans. The development of a facility, versus the potential risk of a large housing development has also introduced a large organisation that are looking to modernise existing facilities and bring the site to a level unseen in Kent.

The organisation has seen rapid promotion to the top level of football – and the facilities need to match the ambitions of a growing team.

We do have the following points to raise:

- The new glass structure – it is not clear from the design if there is a risk to the houses on Station Road would face increase light pollution at night as the building will contain significantly more windows than the current design.
- The plans for a gated entrance from Station Road suggests restriction of access for Sheldon Court and Cobdown Park. It would affect the residents and all supporting vehicles (such as deliveries). It is not clear how their access would be maintained – particularly in unsociable hours or periods (such as Christmas). It would also affect businesses on the site not linked such as the Kent FA. We are also concerned about the emergency vehicle access not being impeded by the gates.

- We are not clear if the new entrance on London Road is wide enough for vehicles (particularly emergency vehicles) accessing the houses at the back of the site. If it is not – there is a risk of existing properties not having clear access. If it is via the new gate – how are residents going to get in and out (and visitors and service vehicles). How will it be accessible outside normal working hours and at key dates such as Christmas. If London Road is not for vehicles is the 2m gap too wide – as it is in line with a bridleway and not a general footpath.
- The community pitch is to be commended. There is a concern what entrance they would be required to use – and if this could increase traffic issues off Station Road. It is not clear if community use is given – where parking will be and whether 83 parking spaces on site is enough if this grows to be able to fill the viewing areas. Or if it expands to ‘tournament style’ events.
- We request the Station Road entrance has a keep clear box to allow traffic to move in and out of the site.
- We have no issues on the footpath development – the new path will provide the continued use of the footpath on the outskirts of the site but provides important secure boundary of the development.
- The existing lighting of the area is not excessive or risking any issues to the M20 traffic in the evening being distracted
- We commend the building design to reduce energy usage. We are surprised there has not been a focus on solar panelling on the roofs to help with the energy usage as well.
- Any new parking is requested to be designed to be porous to reduce flooding risk further.
- We would ask construction traffic is restricted to only enter the site via London Road – Station Road rather than using Station Road in to Aylesford to avoid traffic issues on a residential road.
- We would ask that there is suitable cleaning facilities to make sure vehicles do not bring mud on to the main a20.
- We would ask for restrictions of construction work to be after 8am to avoid increasing traffic during the school run. We would ask there is a restriction of site traffic at 14.30 – 15.30 to avoid traffic risk linked to local schools emptying.

Members agreed with the draft comments and suggestions to include the following additional queries - if the PROW will be lit, if the floodlighting will affect wildlife and consideration to flooding near the existing footpath.

It was also **NOTED** that the TMBC Planning Officer had responded to some of the initial points raised but it was felt he had not answered fully. It was further **NOTED** that the application had been “called in” to the Committee for decision.

(c) Letter from TMBC – Planning Inspectorate Inquiry

Town and Country Planning Act 1990

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

NOTED and agreed to support EM&L PC’s objections.

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

READ and **NOTED**.

(e) Orchard Mill

No update available.

(f) Proposed Bradbourne Development

No update available.

181. **REMEMBRANCE SERVICES**

NOTED road closures have been applied for and the service would be at the church again this year. It was **NOTED** that Rev Terranova was hoping to get the younger attendees more involved. The Clerk advised volunteer road marshals would be required again this year. Cllr Cox said he should be able to help.

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

Date agreed of 12th December in the main hall bar area.

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

There were 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.

184. **CLOSURE**

The meeting closed at 8.25pm.

Chairman
6th October 2025