DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON **MONDAY 12TH OCTOBER 2026**

PRESENT: CLLRS. N NEWMAN [CHAIRMAN], MRS M NEWMAN, J COX, MRS L COX, MRS A THROSSELL AND A WATERS
MRS N GREENAWAY [CLERK OF THE COUNCIL]
TMBC BOROUGH CLLR C WILLIAMS

211. **OPENING OF MEETING**

The Chairman opened the meeting at 7.30pm.

212. **APOLOGIES FOR ABSENCE**

Apologies were **RECEIVED** from Cllrs Porter, Mulcuck, Laidouci, Adlington and White. The previously notified reasons for absence were recorded in the absence book Ref: 625 and **ACCEPTED** and **APPROVED.**

213. **DECLARATION OF INTERESTS**

There were no declarations of interests declared.

214. **CASUAL VACANCIES**

NOTED no enquiries had been received.

215. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD 7TH SEPTEMBER 2026**

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

216. **MATTERS ARISING**

There were no matters arising for discussion at this point in the meeting. The matter of the access to NRRG would be addressed later in the meeting.

217. **MINUTES OF MEETINGS HELD DURING SEPTEMBER 2026**

(a) Planning, Highways & Transportation Committee, 28h September 2026

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

(b) Open Spaces & Amenities Committee, 28th September 2026

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

Matter Arising – Page 64, Item 197(b) – deferred to closed session due to sensitive information.

218. **CORRESPONDENCE**

(a) For Noting

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

Twinning Committee:	Minutes of Meeting 01/10/2026
KCC Cllr Kennedy:	Carols by Candlelight – 16th December 2026
SLCC:	The Clerk, September 2026
KALC:	Newsletter October 2026 T&M Area Committee Minutes of Meeting 23/07/2026 Agenda for Meeting 29/10/2026
TMBC PPP:	Minutes of Meeting 27/08/2026 Minutes of Meeting 27/08/202
TMBC IAG:	Minutes of Meeting 10/09/2026 & Agenda for 10/12/2026
HOKH:	Funding Update

(b) For Decision

NOTED none received to date.

219. **FINANCE**

(a) Accounts for Payment

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

September Payroll Summary

Monthly	*Gross* *Net*	*£41,555.18* *£29,514.80*

Accounts (approved and paid 22.09.26)

Community Centre				
KCS	Cleaning Supplies/Stationary Cleaning Supplies/Stationary Pitch Whitener (OSA)	 VAT	106.18 164.53 74.95 69.14	 £414.80
Southern EET Testing	PAT Testing	 VAT	286.35 57.27	 £343.62
Phoenix Plumbing & Heating	Hot/Cold Water system upgrade Remedial works after upgrade	 VAT	7221.49 1364.75 1717.25	 £10,303.49
Envirocure	Legionella Monitoring	 VAT	83.00 16.60	 £99.60
1st A Pest Control	Pest Control June-Sept Pest Control Sept-Dec	 VAT	60.00 60.00 24.00	 £144.00
Capital	Cleaning Supplies	 VAT	164.97 161.74 65.34	 £392.05

BAR				
All Chilled	A/C Service		184.00	
		VAT	36.80	£220.80
Lansdell	Bar Stock		118.82	
			55.47	
			243.86	
			(6.99)	
			217.43	
			(6.99)	
		VAT	101.45	£723.05
F&A				
Aquaid	Water Coolers		69.84	
			230.00	
		VAT	59.97	£359.81
BC&A	VAT Exemption calculations		525.00	
		VAT	105.00	£630.00
OSA				
Martin Holman	Hanging Baskets		172.00	
		VAT	34.40	£206.40
Lister Wilder	Kubota Repairs		444.91	
		VAT	88.99	£533.90

September Deposit Refunds

03.09.26	Carman Room 27.08.26	£50.00
15.09.26	Carman Room 11.09.26	£60.00
23.09.26	Carman Room 19.09.26	£72.50

(b) Direct Debits Paid During September 2026

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

September Direct Debits

28.08.26	Natwest	Bank Charges	£141.88
01.09.26	O2	Mobile phone	£15.28
01.09.26	TMBC	Business Rates	£1,085.00
02.09.26	Focus	Telephone	£101.22
04.09.26	Carlsberg	Bar Stock	£3,560.35
07.09.26	Kent Commercial Services	Energy Supply	£316.72
07.09.26	WEX	Fuelcard	£21.60
08.09.26	Rentokil Initial	Washroom Services	£375.69
09.09.26	SKY	Sky TV	£510.60
11.09.26	Kent Commercial Services	Energy Supply	£92.03
11.09.26	Carlsberg	Bar Stock	£2,497.82
14.09.26	Rentokil Initial	Washroom Services	£64.75
15.09.26	Bankline	Monthly Charges	£102.61
15.09.26	Safety Effect	H&S	£126.00
15.09.26	DHFE	Till Rental	£369.60
15.09.26	DOJO	Card Charges	£277.54
16.09.26	Sage	Software Subscription	£385.20
18.09.26	Carlsberg	Bar Stock	£1,868.54
21.09.26	Hugo Fox	DPC Website	£23.99

21.09.26	Hugo Fox	CC Website	£4.79
21.09.26	WEX	Fuelcard	£131.61
23.09.26	Host My Office	IT Support	£840.12
24.09.26	HMRC	PAYE/NIC	£6,470.00
24.09.26	TNT	TNT TV	£542.10
25.09.26	Everflow	Water Charges	£1,072.97
25.09.26	BOC	Bar Gas	£170.23
25.09.26	Carlsberg	Bar Stock	£2,533.03
28.09.26	Focus	Telephone	£101.78
28.09.26	WEX	Fuelcard	£14.71
28.09.26	NEST	Pension Contribution	£1,463.01
28.09.26	Focus	Telephone Rental	£165.00
28.09.26	Veolia	Refuse Collection	£416.56
30.09.26	Natwest	Bankline	£45.65
30.09.26	O2	Mobile phone	£15.28

(c) BACs Payments made During September 2026

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

September BACS Payments (not previously listed)

09.09.26	BDS	Toilet Refurbishment	£7,917.90
10.09.26	Atlas	Alarm Call Out	£83.90
10.09.26	Kent & Sussex	Bar Stock	£1,726.05
17.09.26	Medway CommunityHealth	Refund on overpayment	£105.00
25.09.26	J Cowin	Caretaking Services	£98.50
25.09.26	D Beautridge	Playground Locking	£25.00
28.09.26	Affinity Eco Clean	Oven Extraction Clean	£400.00
28.09.26	KCC Pension	Pension Contribution	£1,486.46

(d) Debit Card Payments – September 2026

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

September Debit Card

28.08.26	Amazon	Solenoid	£24.70
01.09.26	Tesco	Refreshments	£67.80
07.09.26	Garden Machinery	Oil	£58.99
07.09.26	Amazon	Strimmer Cord	£48.60
10.09.26	Nisbets	Hot Water Boiler	£575.98
10.09.26	Tesco	Refreshments	£81.63
14.09.26	Timpson	Key Cutting	£27.00
16.09.26	Buzz Catering	Trolley/Glasses	£189.49
16.09.26	Amazon	Door Stops	£5.98
17.09.26	Amazon	Descaler	£41.57
21.09.26	Tesco	Refreshments	£59.90
23.09.26	Amazon	Sealant	£17.46
25.09.26	Amazon	Cable Ties	£6.79
28.09.26	Tesco	Refreshments	£69.54

(e) Conclusion 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 matters raised in Section 3, the External Auditors Report. The Chairman thanked the Clerk for the work that went into the audit.

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

TMBC Cllr Williams **REPORTED** on the following items:

LOCAL PLAN
TMBC are currently undertaking a consultation which runs until Sunday 25th October and is the final opportunity to submit representations on the Regulation 19 Publication Local Plan before it is submitted to the Secretary of State for independent examination.

TMBC's developing new Local Plan will be a legal document that gives clear direction on the best available places for the Borough's future development up to 2042. It will control the location and size of housing, economic and industrial centres and the required provision of infrastructure. Public participation in the consultation helps to balance the conflicting interests of the current Government with a range of local concerns.

This is not a general consultation on planning matters. At this stage representations (consultation responses) should focus on whether the Regulation 19 Publication Local Plan is legally compliant and in particular whether the Plan meets the tests of 'soundness'.
These four tests are set out and explained in paragraph 36 of the NPPF. This consultation is hosted by an online system called Commonplace and representations can be made using the online response forms available through this consultation portal.

Members are also welcome to attend a briefing hosted by Matt Boughton, leader of the Council at Aylesford Community Centre on Friday 16th October from 7.30pm.

COBDOWN PARK – LONDON LIONESSES
On 10th September Cllr Rob Cannon and other local stakeholders attended a meeting with representatives from the London Lionesses and their building contractors at the training grounds and were updated on developments which are proceeding apace. The Lionesses did emphasise they wished to maintain the best possible relations with the wider community and so please do feel free to contact them at any time with any concerns you or local residents might raise.

GREEN BUSINESS GRANTS
A new round of grants are available to local businesses looking to reduce their carbon footprint. The grant covers 50% of eligible costs up to a maximum contribution of £5,000.00. Applications via the Council's website close on 5th November.

DIGITAL INFORMATION BOARD
A project has been established to implement and site digital information boards across the Borough. This could be a large screened notice board at a busy junction or at a community area advertising events, attractions and providing up to date information on local authority services. If this is of potential interest, please let me know so we can advise the project team as soon as possible.

Members advised Cllr Williams of ongoing issues at the A20 junction.

Members also spoke about the Local Plan Consultation – Cllr Waters said that "common place" was very difficult to use. Cllr Newman said he was disappointed that 55% of development was to take place within Area 3 despite previous assurances that development would be spread evenly across the borough.

221. **REPORT FROM NEIGHBOURHOOD POLICE**

NOTED no report available.

222. **REMEMBRANCE DAY**

It was **NOTED** that all the arrangements were in hand. It was further **NOTED** that there may not be any Grounds Staff to help on the day, which was of concern. The Clerk was seeking additional assistance from volunteers and Cllr Cox had offered to assist with driving the parish vehicle to put out the cones.

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

(a) Plans for Comment

NOTED none received to date.

(b) Plans dealt with by Area 3 Committee

The following were **READ** and **NOTED**:

26/01305/LDP - 56 Bell Lane Ditton Aylesford Kent ME20 6BT
Lawful Development Certificate Proposed: conversion of garage into bedroom with en-suite shower room
Application Withdrawn

26/01475/RD - Land Eastern Part Of Former Aylesford Newsprint South Of Invicta Park New Hythe Lane Larkfield Aylesford Kent
Details of conditions to be partially discharged in relation Plot 2, Condition 4 (Verification report, suface water drainage) 6 (contamination Verification report) 12 (Hard and Soft Landscaping Details) 15 (External Lighting Details) 17 (Refuse Store Details) 21 (Vehicle Parking Details) 22 (Cycle Parking and EV charging) pursuant to planning permission TM/24/00228/PA pursuant to planning permission Change of use of former B2/B8 Aylesford Newsprint Site to flexible B2, B8 and Class E(g)(i) &(ii) uses, or for flexible commercial yards and haulage yard within plot 3 with a workshop and modular office, and the creation of a new access road, erection of plot fencing, re-surfacing and drainage and other associated works
Approved

26/01350/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent
Details of condition 9 (Excavation for services) pursuant to planning permission TM/25/01319/PA 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
Approved

25/01372/FL - Silverleaves Kiln Barn Road East Malling West Malling Kent ME19 6BG
Proposed two storey front and side extension, with relocated and extended front porch, and relocation of existing chimney, and demolition of stables and erection of double garage
Approved

(c) Orchard Mill

It was **NOTED** that various complaints have been raised with Planning Enforcement and these are still being investigated.

(d) Proposed Bradbourne Development

It was **NOTED** that the Public Enquiry would commence in December and any further Representations should be made by 23rd October. Cllr Waters advised that if the Council wanted to apply for Rule 6 status, it could potentially affect the statement of common ground and may also expose the Parish Council to an award of costs should its involvement be considered unreasonable. Members agreed that they are satisfied the Parish Council has done everything it reasonably can in the circumstances. It was agreed the only further comment to be made, would be to say the Council would prefer the ground to be considered for quarrying before being "sterilised" by building.

(e) TMBC Local Plan Reg 19

It was agreed not to hold a public meeting following the very poor attendance at the previous one held. It was further agreed to write to TMBC per the points in the Chairman's slides addressing the council's concerns about lack of affordable housing, no clear separation of owns and villages, lack of infrastructure – particularly lack of potable and waste water provision. Also to comment on the unfair distribution of development – 55% in Area 3.

(f) NRRG Access Road

(i) Response to resident

A response that had been drafted addressing each of the points raised, referencing the appropriate documents, was **CIRCULATED** and **READ**.

RESOLVED all members of the Council were satisfied all points had been addressed and this response should be sent to the resident. The resident should also be advised that the Council considers the matter closed.

(ii) Re-statement of information to enable correct understanding of Minute No. 120(e), Page 53 - Meeting 06/07/2026

It was agreed that the word "**buyin**g" and "**purchase**" was misleading and the paragraph should read – "*The original intent of the parish council when acquiring the land was determined by reviewing the archived minutes and various items of correspondence and found to have been met by the acquiring of the land and the inclusion of access rights in the deeds".*

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.

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224. **CONFIDENTIAL MEMORANDUM**

Information contained in CM459.

225. **CLOSURE**

The meeting closed at 8.45pm.

Chairman
2nd November 2026