

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON
MONDAY 19TH MAY 2025

PRESENT: MRS M NEWMAN, MRS A THROSSELL, MRS K NASH, J COX, MRS L COX, A
MULCUCK
MRS N GREENAWAY (CLERK OF THE COUNCIL)
MRS L FITCHETT (ADMIN ASSISTANT)

20. **OPENING OF MEETING**

In the absence of the Chair, the Clerk invited a proposal for a Chair for the meeting. Cllr Mrs Newman was **NOMINATED** by Cllr MrsThrossell and was **SECONDED** by Cllr Mrs Nash. Cllr Mrs Newman accepted the nomination and took the Chair for the meeting. The meeting was opened at 7.30pm

21. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Newman (Chair), Waters, Mrs Dearden, Laidouci, White, Porter and Adlington. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref.580.

22. **DECLARATION OF MEMBERS' INTERESTS**

There were no declarations of interests.

23. **ELECTION OF VICE CHAIR**

Cllr Mrs Newman was **NOMINATED** by Cllr Cox and **SECONDED** by Cllr Mrs Nash. There being no further nominations, Cllr Mrs Newman was duly elected Vice-Chair of the Planning, Highways and Transportation Committee.

24. **PLANS RECEIVED FOR COMMENT**

25/00753/PA - 16, Ragstone Court, Ditton, Aylesford, ME20 6AJ

Demolition of rear conservatory and construction of a full width single storey 3m ground floor extension.

RESOLVED – NO OBJECTION

25/00747/PA - COBDOWN SPORTS GROUND, STATION ROAD, Ditton, Aylesford

Details of condition 3 (Ball stop fencing) pursuant to planning permission 25/00081/PA
Proposed re-laying of 1 no. grass pitch into a new hybrid football pitch with associated infrastructure, installation of internal and external boundary treatment, demolition of existing outbuildings, associated hard and soft landscaping, to enable improvements to the internal access road and car park and creation of a new footpath and retrospective installation of external signage

RESOLVED - NO OBJECTION

It was **NOTED** that the London City Lionesses were to hold two consultation events to inform local people of their plans for further development of the site, the first at Cobdown Park on 22nd May and the second at Ditton Community Centre on 2nd June.

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

The following decisions by the Area 3 Committee, were **READ** and **NOTED**:

25/00398/PA - 19, PRIMROSE DRIVE, DITTON, AYLESFORD, ME20 6EG

Demolition of garage and erection of a two storey side extension and two storey and single storey extensions to the rear.

Call in withdrawn

25/00667/PA - LAND EAST OF, Cobdown Close, Ditton, Aylesford

Application to discharge condition 2 (notification of when the treatment has been/will be undertaken) of TM/24/00919/PA

Approved

25/00581/PA - 580, LONDON ROAD, Ditton, AYLESFORD, ME20 6BX

T1 - Golden Cypress - Reduce height by approx 30% (3m), trim sides.

Reason - excessive over shading, the tree is becoming too large for the location.

No Objection

25/00426/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 amend the approved plans listed in order to add additional drawings and details of solar PV panels. The additional drawings seek to agree the location of the installation of solar PV panels on the roofs of all plots approved under the Reserved Matters application

Approved

26. **CORRESPONDENCE**

Suggestion from resident to replant KCC verges with wild flowers on A20 between Bradbourne & Bell Lanes

It was **NOTED** that an email had been received as part of communication to KCC and local MP, requesting that the current grass verges on A20 in Ditton (particularly between Bradbourne Lane and Bell Lane) be wild flower seeded and managed for diversity rather than maintenance of grassed verge.

Discussion took place around the maintenance of the verges and it was **NOTED** that it is currently KCC's responsibility.

RESOLVED to respond with the comments suggested by Cllr Newman:

- Ditton encourages wild flower areas already at various locations across the village
- Alongside the A20 would not be attractively suitable
- There is a concern that not just wild flowers will grow, but plants not required and rubbish gather in the grasses
- Once done and taken off the KCC maintained list – it will appear difficult for this to return on to a maintenance schedule

- It would be preferred to leave just the War Memorial as the maintained monument..

27. **HIGHWAY MATTERS**

A20 London Road Planter removal/replacement works.

It was **NOTED** that a contractor undertaking works along the footpath of the A20 on the Cobdown side near to Ditton Corner had removed the large concrete planters and the surface had been left uneven. KCC have agreed that the surface should be made safe and this is currently being undertaken. KCC has also advised that the contractor has offered to compensate the Parish Council or provide replacements for the planters. It was suggested that if more planting was required this would be better placed at the War Memorial and after the KCC repairs are concluded.

RESOLVED to accept the offer of compensation.

28. **LICENSING MATTER**

25/00440/PREM – One Stop 50 New Road Ditton – Amend opening hours to 24 Hours

It was **NOTED** that an application has been submitted to the licensing team from the property owner of the village One Stop. The understanding is that they are applying for a 24 hr alcohol license for pre ordered online goods through a hatch from the hours of 2300 – 0700, for collection from online delivery companies. Discussion took place and members agreed this request is unnecessary and would be very disruptive to residents.

RESOLVED to respond to TMBC Licencing Services with the comments suggested by Cllr Newman:

- Whilst the change isn't affecting customers, there is a risk of additional noise affecting neighbours from delivery collection via cars and motor bikes/ scooters – outside normal hours.
- It could raise concern of additional crime as people would be aware of collections taking place here.
- It is not clear what area this collection service would cover.
- There doesn't appear to be a commercial reason to provide this – Tesco (One stop owner) shut the 24 hour opening at Lunsford Park.
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FURTHER RESOLVED to make KCC Cllr Kennedy and Helen Grant MP aware of the concerns about this application and also to advise the TMBC Borough Councillors and ask if this licensing application can be "called in" to committee like a planning application.

29. **EMERGENCY ITEM**

It was **NOTED** this item was to be considered in the absence of a Community Centre Committee Meeting this month but approval had been given to proceed with the matter by both the Chairman of the Council and Community Centre Committee Chairman.

The Clerk advised that in recent years the Kilnbarn Bar gets intolerably hot in the summer and is cold in the winter. A quotation had been sought to provide a system that would

provide cool air conditioning in the summer and heat in the winter for £5,881.00 plus VAT. It was **NOTED** that there are sufficient funds in the Bar Budget to cover this cost.

RESOLVED to accept the quotation in principal but if possible additional quotations be sought but approval be given to proceed with the installation of the air conditioning unit up to a cost of £6,000.00 plus VAT.

30. **CLOSURE**

The meeting closed at 7.54pm.

Chairman
2nd June 2025