

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**  
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON  
**MONDAY 17TH JUNE 2024**

PRESENT: CLLRS N NEWMAN (CHAIR), M PORTER, MRS A THROSSELL, A LAIDOUCCI,  
A MULCUCK, MRS K NASH, A WATERS, J COX & MRS L COX  
MRS N GREENAWAY (CLERK OF THE COUNCIL)  
MRS B BENN (ADMINISTRATIVE ASSISTANT)  
MRS S CRAIG (BUSINESS ADMINISTRATOR)

72. **OPENING OF MEETING**

The meeting was opened by the Chair at 7.30pm.

73. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs Dearden and Adlington. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref.545.

74. **DECLARATION OF MEMBERS' INTERESTS**

Cllr Mrs Throssell expressed a personal interest in item 4a as her property borders with the development.

75. **ELECTION OF VICE CHAIR**

Cllr Waters was **PROPOSED** by Cllr Mrs Throssell and **SECONDED** by Cllr Porter. There being no further nominations Cllr Waters was duly elected Vice Chair of the Planning, Highways and Transportation Committee for 2024/25.

76. **PLANS RECEIVED FOR COMMENT:**

(a) **24/00860/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 : Replacing the boundary treatment plan to secure a 1.8m high closed board fence along the northern boundary.

**RESOLVED** THIS COUNCIL WOULD LIKE CONFIRMATION IF THE EXISTING HEDGE WILL REMAIN ON THE BOUNDARY BETWEEN THE DEVELOPMENT AND PROPERTIES WITHIN CHERRY ORCHARD

(b) **24/00861/PA- DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton, Aylesford.**

Details of Condition 22 (Remediation strategy) to cover plots 30-35, 267 and 279 submitted pursuant to planning permission TM/23/00807/FL (Removal of condition 26 (highways improvements) pursuant to planning permission TM/18/02966/OA (Outline Application: Development of the site to provide up to 300 dwellings (Use Class C3) and provision of new access off Kiln Barn Road. All other matters reserved for future consideration)).

**RESOLVED** NO COMMENT

- (c) KCC/TM/0081/2024- London Mining Associates Ltd, Invicta Park, New Hythe Lane, Aylesford, Kent, ME20 7FG  
Application to vary condition 9 of planning permission TM/22/942 (KCC/TM/0057/2022) to permanently amend the permitted hours of operation to include the 24 hour a day, 7 days a week working arrangements previously permitted on a trial basis by condition 10 of TM/22/942  
**RESOLVED** NO OBJECTION
- (d) 24/00861/PA - St Modwen Homes DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton, Aylesford  
Details of Condition 22 (Remediation strategy) to cover plots 30-35, 267 and 279 submitted pursuant to planning permission TM/23/00807/FL (Removal of condition 26 (highways improvements) pursuant to planning permission TM/18/02966/OA (Outline Application: Development of the site to provide up to 300 dwellings (Use Class C3) and provision of new access off Kiln Barn Road. All other matters reserved for future consideration)).  
**NOTED** THIS IS A DUPLICATE OF APPLICATION (b).
- (e) 24/00912/PA - CP Logistics UK Aylesford Propco Ltd UNIT 2, Newsprint Avenue, Panattoni Park, Aylesford, ME20 7XH  
Details of condition 6 (External Materials) pursuant to Planning permission 20/01820/OAEA - Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks  
**RESOLVED** NO OBJECTION

77. **PLANS DEALT WITH BY TMBC AREA SUB-COMMITTEE ( D LIST)**

The following decision was **NOTED**.

23/03445 - 675, LONDON ROAD, Ditton, AYLESFORD, ME20 6DF

Alteration to the existing road markings at the exit junction onto London Road in order to implement separate right and left turn exit lanes(scheme as previously agreed via S.278 Agreement with Kent County Council)

**APPLICATION WITHDRAWN 05/06/2024**

78. **PLANNING OBLIGATIONS (S 106)**

The following suggestions, previous and new, were considered:

### Potential projects

1. Community Centre Car Park - Resurfacing
2. Community Centre Car Park - line marking
3. Community Centre Car Park – Additional Lights in the car park
4. Community Centre Car Park – CCTV monitoring of vehicles
5. Ditton Quarry Local Nature Reserve – perimeter fencing
6. Ditton Quarry Local Nature Reserve – update of the steps and pathways
7. New Road Recreation Ground – perimeter fencing
8. Kilnbarn Recreation Ground – overseeding and spraying of football pitches
9. Tree maintenance at various locations in the village including conservation area

### Not on Parish Council Land

- 1A. New footpath from Franklin Kidd Lane to Ragstone Court
- 2A. New footpath in Cherry Orchard
- 3A. 20mph speed restriction campaign throughout the village
- 4A. Road restructure to Brampton Field
- 5A. Fernleigh Rise Parking Issues

The Chairman asked if there were any further suggestions. The following suggestions were made and it was agreed to add these to the list for submission: Replacement Parish Map and frame; repairs to the exterior wall of the changing room at NRRG and replacement posts/chain for the village green.

### 79. HIGHWAY IMPROVEMENT PLAN

Suggestions put forward for inclusion in the HIP were the items already proposed last year when KCC Cllr Kennedy undertook a survey of highway issues in Ditton and those highway issues considered on the Planning Obligations plus one other item:

- Road markings to slow the traffic in St Peter's Road particularly on the bend
- Footpaths upto Woodlands parade need maintenance as they are broken and uneven
- Provision of pedestrian footway from Franklin Kidd Lane to Ragstone Court
- New footpath in Cherry Orchard
- 20mph speed limit in village, particularly main routes and traffic calming in Kilnbarn Road to slow traffic as it comes into the village
- Road restructure to Brampton Field
- Fernleigh Rise Parking Issues
- Keep clear box for traffic turning right into Bell Lane from the A20

80. **CLOSURE**

The meeting closed at 7.44pm.

Chairman  
8<sup>th</sup> July 2024