

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE COUNCIL CHAMBER AT DITTON COMMUNITY CENTRE ON **MONDAY 3RD NOVEMBER 2025**

PRESENT: CLLRs. N NEWMAN [CHAIRMAN], MRS M NEWMAN, MRS A THROSSELL, J COX, MRS L COX, A WATERS & D ADLINGTON
MRS N GREENAWAY [CLERK OF THE COUNCIL]
TMBC BOROUGH CLLR R CANNON

255. OPENING OF MEETING

The Chairman opened the meeting at 7.30pm.

256. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs Dearden, Laidouci, White, Mulcuck and Porter. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref. 597.

The Chairman moved that item 11 on the Agenda be brought forward to allow the Police Officer to return to his duties.

257. REPORT FROM NEIGHBOURHOOD POLICE

PC Warner reported that over the last three months he has dealt with the following incidents in Ditton – 2 drug, 1 fly tipping, 4 ASB and 1 burglary. He said Ditton was one of the quieter areas that he covered and he acknowledged previous issues of drugs in the car park and motorbikes on the field which are very difficult to catch. He advised that the Government is pushing for the police to do less visits but hold more “surgeries” in convenient locations for local residents to bring matters to the attention of the police. He asked if there were any other recent issues and the Clerk reported an incident involving catapults but advised this had been reported by the resident. PC Warner was thanked for his time.

The Chairman moved that 10 on the Agenda also be brought forward to take the Borough Council Report.

258. REPORTS FROM BOROUGH & COUNTY COUNCILLORS

LOCAL GOVERNMENT REORGANISATION

Since the last briefing in September a new Secretary of State for Local Government, Steve Reed, has been appointed. He has confirmed his intention to progress his predecessor's plans for local government reorganisation as quickly as possible.

Just to illustrate this last week the government announced its final reorganisation plans for Surrey where it has stipulated only two unitary authorities will come into existence covering 11 districts and boroughs, a smaller number of unitaries than most local authorities in Surrey had wanted. This choice was principally made because it was deemed a less expensive model to operate with a shorter payback time. If that same reasoning is applied to Kent after the county's final submission is made later this month it might suggest TMBC's preferred outcome of 3 unitary councils to replace 12 districts and boroughs plus Medway (which is equivalent in size to 2 further district councils) might become favourite ahead of the overly large single

unitary model covering the whole county preferred by the current administration at KCC and the more expensive 4 unitary model supported by some Kent districts.

However, although the government's final choice will not be known for some time, the most likely timetable, whichever model is selected, will result in 2027/28 being a transitional year where the new unitary operates side by side with TMBC and we will formally cease as an authority on 1st April 2028.

LOCAL PLAN

Despite the upcoming reorganisation it is still necessary to progress the Local Plan and TMBC's Housing and Planning Committee on 21st October recommended the draft Regulation 18 Local Plan document along with the Interim Sustainability Appraisal and Draft Active Travel Strategy are published for public consultation. Subsequently at Cabinet on 29th October it was agreed this should be for an 8 week period between Monday 10th November 2025 and Friday 2nd January 2026. However it was further agreed due to significant concerns ensuring that proper infrastructure was developed to support both new and existing communities that there should be enhanced engagement with infrastructure providers and also that robust transport evidence be ensured for the Local Plan.

PLANNING

I requested an update from officers regarding the status of the East Malling Trust Bradbourne application and received a reply on 22 October saying it will be reported to a special joint meeting of APC2 and APC3 early in the New Year. Apparently there are a number of issues that are currently being resolved with the applicant and once these are sorted out a date will be set for committee.

Cllr Newman asked what would happen to the Local Plan if TMBC ceases to exist in 2027/28? Cllr Cannon advised it is better to have plan and the new unitary authority should adopt it.

Cllr Newman also mentioned concerns that a TMBC Cabinet member has approved the Local Plan yet is now fighting against it on behalf of his parish. It was acknowledged this appeared to be a conflict of interests.

Cllr Cannon was thanked for attending and sharing the information.

259. **DECLARATION OF INTERESTS**

There were no declarations of interests.

260. **CASUAL VACANCY**

The vacancy will be advertised in the next Gazette.

261. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD 6TH OCTOBER 2025**

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

262. **MATTERS ARISING**

There were no matters arising.

263. **MINUTES OF MEETINGS HELD DURING OCTOBER 2025**(a) Community Centre Committee, 13th October 2025

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

(b) Planning, Highways & Transportation Committee, 20th October 2025

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

(c) Open Spaces & Amenities Committee, 20th October 2025

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

Allotment Increase notice for 26/27

The Clerk expressed concern that if the proposed increase was imposed it would result in an unprecedented increase and also charges would be imposed on tenants for previous years water usage that they may not have had – depending on their length of tenancy. It was not appropriate to charge for water retrospectively as a year's notice should be given to tenants regarding significant changes to their terms. Further discussion was had and it was acknowledged that a charge must be made for the significant increase in water charges and that this should be set independently from the annual allotment rent increase.

RESOLVED to give allotment tenants notice that for 2026/27 there would be a charge for water for one year in addition to the annual rent increase.

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

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

Twinning Assoc: Minutes of Meetings held on 2nd October & 28th October 2025

KALC T&M Area: Minutes of meeting held on 09/10/2025
Current list of Beat Officers and their Wards

HOKH: October Newsletter

(b) For Decision

NOTED nothing had been received.

265. **FINANCE**(a) Payments to be Ratified

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

October Payroll Summary

Monthly	Gross	£32,865.93
	Net	£23,246.35

Accounts (approved and paid 31.10.25)

Community Centre				
KCS	Line Marker (OSA) Cleaning & Consumables		139.90 29.99 166.69 91.95 85.71	£514.24
		VAT		
Envirocure	Legionella monitoring		48.75	
		VAT	9.75	£58.50
TH Electrical	5 Year EICR Inspection		2000.00	
		VAT	400.00	£2,400.00
Capital	Cleaning & Consumables		132.94 162.85 59.16	£354.95
		VAT		
Dorrell Floors	Cleaning & Consumables		60.00	
		VAT	12.00	£72.00
Bar				
Lansdell	Bar Stock		141.96 222.32 119.51 (18.99) 219.74 18.49 (18.99) 353.58 178.34	£1,215.96
		VAT		
Chubb	Alarm Contract		1053.71	
		VAT	210.74	£1,264.45
Kent & Sussex	Bar Stock		95.39 1291.61 277.38	£1,664.38
		VAT		
OSA				
Lister Wilder	Chainsaw service Chainsaw service		214.66 242.73 188.33 129.16	£744.88
		VAT		
Play Inspection	Annual Playground Inspection		252.00	
		VAT	50.40	£302.40
KCPFA	Annual Subscription		20.00	£20.00
F&A				
C Stanley	Bastille Day Wreath		44.05	£44.05

Accounts (paid 16.10.25)

Community Centre				
Maidstone Ind Cleaners	Window Cleaning		260.00	£260.00
BDS Building & Maintenance	Fire Proofing Boiler Room Various Maintenance Jobs		989.00 2462.94	£3,451.94
Bar				
KD Drainage	Pipework Unblocking/Descaling		700.00	
		VAT	140.00	£840.00
BSS Stocktaking	Stocktake		150.00	£150.00

BDS Building & Maintenance	Boarding High Level Windows		848.00	£848.00
Kent & Sussex	Bar Stock		710.53	
			561.01	
			1238.52	
		VAT	502.00	£3,012.06
OSA				
A&F Services	Hedge Cutting		300.00	
		VAT	60.00	£360.00

October Deposit Refunds

08.10.25	Oaken Hall - 14.09.25	£50.00
17.10.25	Carman Room – 12.10.25	£50.00
22.10.25	Carman Room – 18.10.25	£65.00
22.10.25	Oaken Hall – 19.10.25	£50.00
22.10.25	Carman Room – 19.10.25	£50.00
29.10.25	Carman Room - 26.10.25	£50.00
29.10.25	Oaken Hall – 25.10.25	£80.00

(b) Direct Debits Paid During October 2025

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

October Direct Debits

01.10.25	O2	Mobile Phone	£14.18
01.10.25	TMBC	Business Rate	£838.00
03.10.25	Carlsberg	Bar Stock	£2,523.38
08.10.25	Commercial Services	Energy Supply	£341.60
08.10.25	Rentokil Initial	Washroom Services	£331.50
08.10.25	SKY	SKY TV	£477.24
10.10.25	Carlsberg	Bar Stock	£1,531.22
13.10.25	WEX	Fuelcard	£70.95
14.10.25	Siemens	Photocopy Lease	£1,044.13
14.10.25	FDMS	Card Charges	£381.89
15.10.25	Natwest	Bankline	£101.50
15.10.25	Safety Effect	Health & Safety	£126.00
15.10.25	DHFE	Till Rental	£369.60
16.10.25	SAGE	Software Subscription	£307.86
17.10.25	Commercial Services	Energy Supply	£176.46
17.10.25	Carlsberg	Bar Stock	£1,297.18
21.10.25	Hugo Fox	Website	£65.49
24.10.25	Host My Office	Computer Support	£764.04
24.10.25	NEST	Pension Contributions	£1,203.76
24.10.25	BOC	Bar Gas	£263.16
24.10.25	TNT	TNT Sports	£525.80
24.10.25	Carlsberg	Bar Stock	£2,123.26
27.10.25	WEX	Fuelcard	£55.70
28.10.25	Veolia	Refuse Collection	£456.30
29.10.25	Focus	Telephone Charges	£91.46
29.10.25	Focus	Telephone Lease	£165.00

30.10.25	O2	Mobile Phone	£14.18
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(c) BACs Payments made During October 2025**RESOLVED** the following payments be **APPROVED** and **RATIFIED**:-**October BACS Payments (not previously listed)**

17.10.25	Affinity Eco Clean	Cooker Extraction Clean	£400.00
24.10.25	M Beautridge	Bar Services	£57.20
24.10.25	D Beautridge	Playground Locking	£20.00
30.10.25	HMRC	PAYE/NI	£6,937.88
30.10.25	KCC Pension	Pension Contributions	£1,506.95

(d) Debit Card Payments – October 2025**RESOLVED** the following payments be **APPROVED** and **RATIFIED**:-**October Debit Card**

02.10.25	Christmas World	Christmas Decorations	£183.92
02.10.25	Poppy Shop	Poppy Wreaths	£79.96
06.10.25	Halfords	Screen Wash	£5.99
07.10.25	Amazon	Wall Planner	£28.57
07.10.25	Amazon	Wall Planner	£6.98
07.10.25	Amazon	Diary	£7.75
07.10.25	Catering Appliance	Ice Machine	£1,197.53
08.10.25	Lidl	Ice	£6.54
10.10.25	Amazon	Ear Defenders/Gloves	£24.97
10.10.25	Amazon	Work Gloves	£16.14
13.10.25	Amazon	Fire Warden Jackets	£39.96
13.10.25	Catering Appliance	Water Filter	£243.53
13.10.25	Tesco	Refreshments	£46.45
14.10.25	DVLA	Vehicle Tax	£345.00
20.10.25	Tesco	Refreshments	£65.49
27.10.25	Tesco	Refreshments	£61.75
27.10.25	B&Q	Plants	£75.00
28.10.25	Amazon	Leaf Collector	£19.99
28.10.25	Amazon	Leaf Collector	£19.99
28.10.25	Amazon	Stationary	£9.43
28.10.25	North West Turf	Turf	£181.35
29.10.25	Amazon	Whiteboard	£81.95

(e) CCLA Property Fund – Dividend for 30/09/2025

It was **NOTED** that a dividend of £5,081.10 was to be received for the period ended 30th September 2025.

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

It was **NOTED** that the Borough Council report had been taken earlier in the meeting.

The Clerk advised that KCC County Councillor Andrew Kennedy had offered to come and speak to the parish council about Local Government Reform. It was agreed to invite Cllr Kennedy to the full council meeting in January to talk about this.

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

(a) Plans for Comment

25/01676/PA - UNIT 1, Newsprint Avenue, Panattoni Park, Aylesford, ME20 7XH

Lawful Development Certificate Proposed: Internal alterations to the existing warehouse

RESOLVED NO OBJECTION

25/01682/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 (Reserved Matters application (appearance, landscaping, layout and scale) pursuant to Condition 1 of outline permission TM/18/02966/OA (construction of 300 dwellings and associated car parking, open space and infrastructure along with details of phasing strategy) (Condition 5), site levels (Condition 6), landscaping and boundary treatment (Condition 7), parking plan (Condition 8), Electric vehicle parking strategy (Condition 9), pedestrian and cycle routes (Condition 10), refuse and recycling (Condition 11), ecology mitigation and enhancement (Condition 12), air quality mitigation (Condition 13), areas of open space and child play provision (Condition 14), cycle parking storage (Condition 25)) for amendments to the approved elevations of some dwellings and minor amendments to some of the dwellings' footprints.

RESOLVED THIS COUNCIL OBJECTS to the requirements of nonmaterial alterations.

- There has been a range of changes due to brick colour which makes us question if there is going to be a lack of consistency in the design from the properties already
- It is not clear what the alternative will be for garages – these are dedicated car park spaces. Is the removal of garages a cost cutting exercise due to brick prices – is a commercial decision suitable to allow a non material change?

25/01722/PA - 42, NEW ROAD, DITTON, AYLESFORD, ME20 6AD

Prior Notification: Change of use of ground floor from Class E(g)(i) (Office) to Class C3 (Dwellings) to form 4 flats

RESOLVED TO DEFER CONSIDERATION OF THIS APPLICATION TO THE NEXT PLANNING MEETING IF THE DATE COMMENTS ARE REQUIRED BY ALLOWS.

(b) Plans dealt with by Area 3 Committee

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

25/01450/PA - 38, RAGSTONE COURT, DITTON, AYLESFORD, ME20 6AJ

Convert single garage into bedroom with en-suite

Approved – 24/10/2025

(c) Tonbridge & Malling Local Plan – Regulation 18 Consultation

RESOLVED to invite Leader of TMBC, Cllr Matt Boughton to the December meeting to speak to the Council about the Local Plan.

(d) KCC Proposed Diversion of part of Public Footpaths MR491 and MR492

RESOLVED to defer consideration of this diversion to the next planning meeting.

268. **REMEMBRANCE SERVICE**

All arrangements are in hand for the service on Sunday and Cllr Mulcuck will be at the War Memorial on 11th November for 11am.

269. **WINTER GAZETTE**

Copy is required as soon as possible and any photos would be welcome.

270. **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.

271. **CLOSURE**

The meeting closed at 8.49pm.

Chairman
8th December 2025