

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING HIGHWAYS & TRANSPORTATION COMMITTEE HELD IN THE COUNCIL CHAMBER AT DITTON COMMUNITY CENTRE ON MONDAY 20th JANUARY 2020

PRESENT: CLLRS A MULCUCK [CHAIRMAN]
MRS A THROSSELL, MR N NEWMAN, MRS K DENNISON, MRS G GODDEN,
MRS J DEARDEN, MR J LOVER AND MRS J THWAITES
MRS G JEFFS – ADMINISTRATIVE ASSISTANT
MRS N GREENAWAY – CLERK TO THE COUNCIL

394. OPENING OF MEETING

The meeting was opened by Cllr Mulcuck at 7.30pm.

395. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mr M Porter. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref. 000.

396. DECLARATION OF MEMBERS' INTERESTS

None received

*******ADJOURNMENT*******

Residents attended to express concern over plans to develop 540 Cobdown Lodge. The Residents explained their views on the development which included size of the building, access issues onto an already congested road, the proposed access is on a blind spot, insufficient car parking, deliveries, visiting vehicles and further air pollution. Another resident also expressed concern over turning right onto the main A20 and felt this wouldn't be possible and feared further traffic would be pushed onto New Road and would loop round to St Peters Close then onto Bradbourne Lane therefore increasing traffic through the village. It was **NOTED** there are also issues about ownership of the access road and gate into K Sports land. The residents were thanked for attending and bringing their concerns to the Council's attention.

397. PLANS RECEIVED FOR COMMENT

(a) TM/19/02900/FL – Cobdown Lodge, 540 London Road, Ditton, ME20 6BX
Demolition of existing dwelling and erection of 3 x 1 bedroom flats and 6 x 2 bedroom flats within new residential building. Creation of 12 parking spaces, cycle parking and refuse storage areas. Associated hard and soft landscaping.

RESOLVED This Council **STRONGLY OBJECTS** to this application for the following reasons:-



1. Impact of more traffic on the A20 which is already at capacity and gets gridlocked on regular basis – KCC have put a holding objection on another development in the area until the traffic improvements are made to the A20 so to allow this development would go against this. Also, to allow the access route to be from the A20 will cause terrible problems as it is dangerously close to the traffic lights at Ditton Corner – already a traffic hotspot. It would be very dangerous for cars entering/exiting the site crossing the path of the traffic so close to the junction. There is also concern about how large delivery lorries or the waste refuse lorry would be able to enter/exit the site safely. There is insufficient parking allowed for the proposed amount of dwellings – one per dwelling plus three for visitors would not be sufficient as most households now have at least two vehicles.
2. Pollution – Ditton Corner has already been designated as an AQMA and to allow more traffic in this area would have a negative impact on the already poor air quality in this part of the village.
3. To allow the demolition of this old and historic property and to allow the erection of a tall modern building will have a great detrimental effect on this very special area. The area was referred to in the TMBC Medway Gap Character Area Supplementary Planning Document, adopted in February 2012, as “An Area of Landscape Significance” with panoramic views of the North Downs and short views of Cobdown Farm Conservation area (we have attached the relevant pages from this document for your information). To allow this development would destroy the views and history and the proposed development is not at all in keeping with the old Ragstone Wall and Victorian properties opposite. Also in a previous planning application at this property (TM/19/01053/FL) one of the conditions stated by TMBC was “ 2. All materials used externally shall match those of the existing building.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality as the dwelling is situated in a prominent position along the A20”

To allow this development would be going against previous conditions set for development at this property.

4. The Parish Council has received many copies of objections from local residents who are also concerned about the impact of traffic, pollution and historic views. And in particular one resident whose family has a long history with the property and would like to see it listed, not destroyed. The Parish Council supports all of the objections and concerns raised by residents.

(b) TM/19/02898/FL – Polypipe Terrain, College Road, Larkfield, Aylesford Kent, ME20 7PJ

Convert the loft space into useable floor space.

RESOLVED This Council has no objection to this application subject to sufficient car parking spaces being provided.

(c) TM/19/02969/FL – 11 Lower Bell Lane, Ditton, Aylesford Kent, ME20 6NT
Single storey front extension.

RESOLVED This Council has no objection to this application.

- (a) TM/19/02619/TPOC Land at Ditton Place, Ditton Aylesford Kent ME20 6SX
Fell group of 8 sycamores and a smaller group of 3 sycamores to reduce impact of sap falling on parked cars under the trees located at 32a Ditton Place.
REFUSE 06.01.2020
- (b) TM/19/02657RD – 427 London Road, Ditton, Aylesford, Kent ME20 6DB
Details of conditions 2 (materials) and 5 (arboriculture method statement) submitted pursuant to planning permission TM/19/00482/FL (Demolition of existing outbuildings and erection of one chalet bungalow (disabled access)
APPROVED 30.12.2019
- (c) TM/19/02492/TPOC – 425 London Road, Ditton, Aylesford, Kent, ME20 6DB
G1 Coppice Sweet Chestnuts (blocking light and overshadowing the gardens, T1 Oak (plotted ref only)
APPROVED 21.11.2019
- (d) TM/19/02502/FL – 564 London Road ,Ditton, Aylesford, Kent,ME20 6BX
Formation of new vehicle crossover
APPROVED 16.12.2019
- (e) TM/19/02603/FL – 3 New Road, Ditton, Aylesford, Kent ME20 6AS
Two storey side/ front extension
APPROVED 17.12.2019
- (f) TM/19/02134/FL – 2 Oak Drive ,Larkfield, Aylesford, Kent,ME20 6NS
Proposed construction of a new 2 bedroom detached two storey dwelling in the side garden of an existing detached home. Requires the demolition of the existing detached garage and removal of three trees.
WITHDRAWN 02.12.2019
- (g) TM/19/02502/FL – 564 London Road ,Ditton, Aylesford, Kent,ME20 6BX
Formation of new vehicle crossover
APPROVED 16.12.2019
- (h) TM/19/02724/FL – 60 Station Road, Ditton, Aylesford, Kent ME20 6AY
Single storey rear extension, loft conversion and internal alterations.
APPROVED 13.01.2020

399. **'B' LISTS**

The following 'B' Lists were **CIRCULATED, READ** and **NOTED**.

19/49 – 09.12. 2019
19/50 – 16.12. 2019
19/51 – 23.12.2019
20/01 – 06.01.2020
20/02 – 13.01.2020

400. **KENT HIGHWAY PROPOSED IMPROVMENT SERVICES**

- (a) Highway improvements A20 London Road

CIRCULATED, READ and **NOTED** work will commence on 3rd February for 20 weeks between the traffic lights at New Hythe Lane and Ditton Place.

(b) Parish Highway Improvement Plan

This was **CIRCULATED, READ** and **NOTED**. Cllrs were in agreement that a footpath was needed for a section by the Katmandu Palace on Bradbourne Lane, as this currently has no footpath and vehicles drive very close to pedestrians when passing. This request will be included in the Parish Highway Improvement Plan, which will be submitted to KCC Highways.

401. **TM/17/01595/OAEA HERMITAGE LANE DEVELOPMENT**

(a) Reply from TMBC to the Council's letter 'calling in' the Hermitage Lane Development

A reply from TMBC Planning was **READ & NOTED** to a letter the Parish had sent to the Secretary of State to express concern over this development.

402. **CLOSURE**

The meeting closed at 8.00pm

Chairman
3rd February 2020