

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**  
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON  
**MONDAY 16TH JUNE 2025**

PRESENT: CLLRS N NEWMAN (CHAIR), A WATERS (VICE-CHAIR), MRS M NEWMAN,  
MRS A THROSSELL, MRS K NASH, J COX, MRS L COX, A MULCUCK, A  
LAIDOUCCI, D ADLINGTON, R WHITE, M PORTER  
MRS N GREENAWAY (CLERK OF THE COUNCIL)  
MRS L FITCHETT (ADMIN ASSISTANT)

65. **OPENING OF MEETING**

The meeting was opened at 7.30pm

66. **APOLOGIES FOR ABSENCE**

No apologies were received.

67. **DECLARATION OF MEMBERS' INTERESTS**

There were no declarations of interests.

68. **PLANS RECEIVED FOR COMMENT**

25/00897/PA - COBDOWN SPORTS GROUND, STATION ROAD, Ditton, Aylesford  
Details of condition 4 (CEMP - biodiversity), submitted pursuant to planning permission  
TM/24/01220/PA (Installation of 2no. raised kiosks (one wet kiosk and one dry kiosk) at  
the proposed Borehole 10 site, enclosed within perimeter palisade fencing, 1.8m high  
and accessed via a 6m wide gate. 5m wide permeable stone access road from the  
compound to the highway and a 1.2m high galvanised steel gate on entrance to field.  
The kiosks are required to house Borehole as well as to house and protect the Motor  
Control Centre (MCC) equipment associated with the operations of the borehole)  
**RESOLVED – NO COMMENT TO MAKE**

25/00888/PA25 – LAND EASTERN PART OF FORMER AYLESFORD NEWSPRINT  
SOUTH OF INVICTA PARK, New Hythe Lane, Larkfield, Aylesford  
Erection of a modular office and storage building in association with a flexible B2, B8 and  
Class E(g)(i)&(ii) use or for flexible commercial yards within Plot 6 of Former Aylesford  
Newsprint Site  
**RESOLVED – NO OBJECTION**

25/00899/PA - LAND AT COBDOWN, Station Road, Ditton, Aylesford  
Details of condition 10 (Biodiversity Gain Plan), submitted pursuant to planning  
permission TM/24/01127/PA (Installation of a new 'electrical hub' building and 1 no. new  
kiosk within Area C: Borehole 7 of South East Water's Butler Water Treatment Works)

**RESOLVED - TO COMMENT** that the council is concerned that whilst the application  
meets the requirements, it is not clear if the BIODIVERSITY gains will take place in TMBC

area. The council is concerned the damage will occur in TMBC but not have the work to offset this in the area

25/00914/PA - UNIT 2, Newsprint Avenue, Panattoni Park, Aylesford, ME20 7XH

Non-Material Amendment to Reserved Matters consent ref 23/01578/RM to allow for further design and layout changes to Unit 2 as previously amended by TM/24/00736/PA  
**RESOLVED** – NO COMMENT TO MAKE

25/00935/PA - TYDEMAN COTTAGE, Kiln Barn Road, Ditton, Aylesford, ME20 6AP

Remove chimney stack from front elevation and internal alterations, removing stack and fireplaces from bathroom and lounge.

**RESOLVED** – NO COMMENT TO MAKE

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

**NOTED** None recorded

70. **CORRESPONDENCE**

**NOTED** None received to date

71. **HIGHWAY MATTERS**

A20 London Road – Planters removal/replacement works [Page 13 item 27]

Compensation offered for lost planters – Amount to be agreed

The Chair asked committee for their ideas of what the council should seek as compensation for the removed planters and he suggested £200.

Cllr Mulcuck asked for them to be replaced but it was explained that they were put there by KCC after the pedestrian bridge was removed and DPC had maintained them. It was explained that DPC did not own the planters they belonged to KCC, DPC had planted them and maintained them. It was **NOTED** that they would have been removed to enable the road to be widened as part of the A20 improvement scheme anyway.

**RESOLVED** to request £500.

72. **LICENSING MATTER**

25/00440/PREM – One Stop 50 New Road Ditton.

Application to amend opening hours to 24 Hours a day.

It was **NOTED** that a representative of DPC had been invited to a Licensing hearing on 23<sup>rd</sup> June, due to objections raised. It was explained that this differs to a normal planning hearing. It was **NOTED** that the Chairman will attend and further update at next Full Council meeting.

73. **EMT BRADBOURNE**

It was **NOTED** that a correspondence had been received from a resident regarding information and communication methods regarding EMR plans.

Discussion took place around what has been done to date re objection and that the planning deadline is currently October and how DPC can better advertise these details perhaps using Council website/Facebook page.

**RESOLVED** to advise of the above and recommend resident to put their personal objection on the TMBC Portal before this deadline.

74. **CLOSURE**

The meeting closed at 7.44pm.

Chairman  
7th July 2025

