

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON
MONDAY 20th JULY 2026

PRESENT: CLLRS N NEWMAN (CHAIR), MR A WATERS (VICE-CHAIR), J COX, MRS L COX, MRS M NEWMAN, M PORTER, A MULCUCK. D ADLINGTON, R WHITE.
MRS L FITCHETT (ADMIN ASSISTANT)

133. **OPENING OF MEETING**

The meeting was opened at 7.30pm.

134. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs A Laidouci and Mrs A Throssell. The previously notified reasons for absence were recorded in the absence book Ref. 618 and accepted and approved.

135. **DECLARATION OF MEMBERS' INTERESTS**

Cllr A Waters declared a personal interest in item 136 plans for comment, as he is a near neighbour to one of the residential addresses submitted.

136. **PLANS RECEIVED FOR COMMENT**

TM/26/01156/LDP – 32 Katy Avenue Ditton Aylesford Kent ME20 6ZB

Lawful development certificate proposed: Garden room.

Resolved - No objection

TM/26/01229/TNCA – 47 The Stream Ditton Aylesford Kent ME20 6AG

T1-T4 Leylandii Trees – fell to ground level.

Resolved – No objection subject to TMBC tree officer approval

TM/26/01154/RD – Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 3 (CEMP), condition 7 (soil) and condition 37 (RAMS) submitted pursuant to planning permission 25/01319/FL (Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plant)

RESOLVED – To comment that DPC support the comments on the memorandum and wish for them to be considered at this stage.

TM/26/01187/FL - 37 Cedar Close Ditton Aylesford Kent ME20 6EN

Retrospective application: Rear garden home office/gym

RESOLVED – No Objection

TM/26/01242/FL Unit 1 Newsprint Avenue Panattoni Park Aylesford Kent ME20 7XH
Proposed substation and associated works to facilitate Electric Vehicle charging infrastructure

RESOLVED – This council has no comment to make

TM/26/01243/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent
Details of condition 4 (noise mitigation) pursuant to planning permission TM/25/01144/FL (Re-laying of 1 no. grass pitch into a new hybrid football pitch with associated infrastructure, installation of internal and external boundary treatment, and associated hard and soft landscaping)

RESOLVED – This council has no comment to make regarding the fencing

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

26/00941/LDP – 624 London Road Ditton Aylesford Kent ME20 6BX
Lawful Development Certificate Proposed: Conversion of loft to habitable room incorporating a rear dormer and 2 roof lights in the front roof slope.

Certifies

26/00826/TPOC – 126 Woodlands Road Ditton Aylesford Kent ME20 6EZ
1 x Cypress (applicants ref. 1 "Conifer") and 1 x Ash (applicants ref. 2 "Beech") - Fell and treat stumps with Ecoplugs. Standing in Woodland W1 of Tree Preservation Orders 64/00021/TPO and 64/10006/TPO.

Approved

26/00633/LDP - 55 Bell Lane Ditton Aylesford Kent ME20 6BT
Lawful Development Certificate Proposed: Dropped Kerb

Certifies

26/00349/TPOC - 191 Woodlands Road Ditton Aylesford Kent ME20 6HA
1 x Birch (applicants ref. T1) - Reduce crown by approx 30% removing approx 3m from height and 2m from lateral spread. Standing in Woodland W1 of Tree Preservation Orders 64/00021/TPO and 64/10006/TPO.

Approved

138. **CORRESPONDENCE**

Extra items - Date sensitive Correspondence

i) Miller Homes A20 Junction improvement & Parking Restrictions

It was **NOTED** that a consultation letter had been received on 16/07/26 dated 10/07/26. This letter refers to upcoming improvement works on the A20 at Ditton. The proposed scheme includes Widening to junction, introduction of yellow lines in the immediate junction area and road marking and signage update. The committee reviewed the feedback parameters including the very limited time to respond given, the mapping provided which showed the lanes merging and no access boxes, opening up to two lanes then quickly merging back to one with the possibility of this being an accident hazard. **Resolved** to respond to the list of question presented with findings.

ii) TMBC Housing and Planning Scrutiny select committee

A letter from the chief executive regarding a forthcoming meeting on 28th July was **READ**. It was **NOTED** that item 6 was to cover Foul Water Drainage. It was also **NOTED** that there are no borough councillors on this committee that represent Ditton but we had

previously raised this issue with Councillor Cannon. Cllr Waters suggested writing directly to the Vice Chair of this committee as this has been raised several times previously that the infrastructure is missing as whilst they can treat the sewage there is currently no way of getting it there.

RESOLVED to make representation to the committee.

139. **CLOSURE**

The meeting closed at 7.42 pm.

Chairman
3rd August 2026

