

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON
MONDAY 22nd SEPTEMBER 2025

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

192. **OPENING OF MEETING**

The meeting was opened at 7.30pm.

193. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr R White. The previously notified reasons for absence were recorded in the absence book Ref. 592 and accepted and approved.

194. **DECLARATION OF MEMBERS' INTERESTS**

There were no declarations of interests.

195. **PLANS RECEIVED FOR COMMENT**

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

Convert single garage into bedroom with en-suite

RESOLVED - No Comment to make

25/01448/PA - Lawful Development Certificate Proposed:

Change of use from Class E(g)(iii) (Light Industrial) to E(d) (Indoor sports and recreation)

RESOLVED – To comment this council has concerns that there is not a clear enough description of current facilities in the plan for parking based upon a change of use and potential timing changes of the property. Whilst there is no concern with the change, it could result in a material impact if there is not suitable parking at the new facility.

25/01498/PA - Land at junction of Brampton Field and New Road, and land at junction of The Stream and New Road, Ditton, Aylesford

T1 - Lime - Reduce crown back to previous points, approx 30%.

T2 - Lime - Reduce crown by up to 50%.

T3 - Lime - Raise crown to 3m.

RESOLVED – Council cannot comment as the works are on council land.

24/01084/PA - LAND ADJACENT DITTON COMMON NORTH OF REDE WOOD ROAD,
Oakapple Lane, Barming

Reserved Matters application pursuant to Outline permission ref. 20/01218/OA for the erection of 66 dwellings including affordable housing, together with associated works for access, parking,

open space, equipped play, infrastructure, earthworks, surface water drainage systems and landscaping

RESOLVED – To comment in support of Barming Parish Council

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

25/00468/PA - WASTE LAND PARCEL NORTHEAST OF 15, Station Road, Ditton, Aylesford

Outline Application: All matters reserved for proposed construction of a detached three- bedroom house

Application Withdrawn

25/01144/PA - COBDOWN SPORTS GROUND, STATION ROAD, DITTON

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.

Approved

25/01147/PA - 42, NEW ROAD, DITTON, AYLESFORD, ME20 6AD

Prior Notification under Schedule 2, Part 3, Class MA: Change of use and conversion of ground and basement office space to 4 flats (comprising 3No. one bed flats and 1No. two bed flat)

Requires Permission

25/01361/PA - DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton, Aylesford

Non-Material Amendment to planning permission TM/23/03298 (S73 application to vary Condition 27 of planning permission TM/23/00807/FL to allow the occupation of 50 dwellings before the junction works at the A20/Station Road/New Road are substantially completed) to allow for an additional brick, replacing Cadeby Red Multi with Worcester Red Multi for the construction of some dwellings.

Approved

25/00753/PA - 16, Ragstone Court, Ditton, Aylesford, ME20 6AJ

Demolition of rear conservatory and construction of a full width single storey 3m ground floor extension

Approved

197. **CORRESPONDENCE**

NOTED None received to date

198. **LONDON LIONESS'S UPDATE**

It was **NOTED** that the Area 3 meeting is to take place on Thursday 25th Sept for TMBC to make final decision.

199. **INDEPENDENT REVIEW OF TMBC**

Chairman gave update on recent legislation and update from the recent independent review into TMBC Planning. It was **NOTED** that the Chairman is seeking to receive a copy of the review at next borough meeting with a view to review this and Neighbourhood plans.

200. **CLOSURE**

The meeting closed at 7.38pm.

Chairman
6th October 2025