

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON
MONDAY 17TH NOVEMBER 2025

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

279. **OPENING OF MEETING**

The meeting was opened at 7.30pm.

280. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs A Laidouci, R White and Mrs J Dearden. The previously notified reasons for absence were recorded in the absence book Ref. 599 and accepted and approved.

281. **DECLARATION OF MEMBERS' INTERESTS**

Cllr J Cox and Cllr Mrs L Cox declared a personal interest in item 282 plans for comment, as they have an association with the application for development in Station Road.

.....**ADJOURNMENT**.....
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A resident from Scott Close attended to express his concern about the development of a property in Scott Close. He stated that the property had been granted permitted development to extend into its roof with Dorma Windows. He said he had noted the parish council had objected to the application. The resident went on to say that currently the development taking place is unauthorised and the size and design is not per the planning consent. He outlined how he had raised concerns with Planning Enforcement on several occasions but not received satisfactory responses. He said he was also concerned that a business was being carried out at the property and if so – a change of use should be applied for. The Chairman thanked the resident for bringing this issue to the parish council's attention and said that the council would raise concerns with the Borough Council members and Head of Planning. He also suggested the resident contact the MP if he was not satisfied with the response from TMBC. The resident thanked the Parish Council for listening and taking on board his concerns.

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282. **PLANS RECEIVED FOR COMMENT**

25/01807/PA - 25 PRIORY GROVE, DITTON, AYLESFORD, ME20 6BA

Construction of a single storey front, side & rear extension

RESOLVED – to make the following comments - The plan goes against the development of properties by removing access to garage (1 car park space) and space for two / three cars down to one. The development will mean that there is likely to be an increase to traffic on the road. Land footing does extend similar to other properties but would have a material impact based on parking.

TM/25/01722/PA - 42 New Road, Ditton 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 Object on the grounds of the extra traffic/parking needs of 4 additional flats. The restrictions of parking (imposed by gates) mean additional traffic for services, delivery will impact a highly congested road. Parking following construction of properties on the back of the old car park – so parking will be limited and this has not been explained how many spaces per property would be. It is also unclear how the plumbing/electrical will be updated to meet the requirements for four residential properties. Plumbing in the old design was restricted to one area. Furthermore it is unclear how fire regulations will be met with the property conversion from an old pub/office block. More clarification is required on what the first floor will be used for.

25/01699/PA - LAND EAST OF 15, Station Road, Ditton, Aylesford, ME20 6AU

Proposed new dwelling (Self build)

RESOLVED The council has no objection but would support the neighbour's objection and can see the report is not showing clearly the risks of the roots of the existing boundary trees which are subject to TPO (90/10290/TPO). As per comments 25/00468/PA.

25/01639/PA - COMMUNIGROW LAND SOUTH OF PARK FARM, Bradbourne Lane, Ditton, Aylesford

Prior approval for the installation of solar equipment on non-domestic premises under Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) (as amended): Installation of solar panels on a field shelter

RESOLVED The council would like to make the following comments.

The council are concerned about a light pollution risk if the solar panels are turned to use for external lighting. Also the structural soundness of the construction to support the solar panels.

283. PLANS DEALT WITH BY TMBC AREA 3

25/01682/PA - DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton,

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.

APPROVED

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, together with associated works for access, parking, open space, equipped play, infrastructure, earthworks, surface water drainage systems and landscaping

APPROVED

284. TMBC LOCAL PLAN

NOTED that meetings were taking place locally in Kings Hill Fri 21/11 and East Malling on 23/11. TMBC drop in session 25/11. The Council Chair will attend. **NOTED** The council is planning a meeting to be led by the Leader of TMBC – Matt Boughton on 16/12 7.30pm in the Community Centre.

285. **CORRESPONDENCE**

- (a) Resident – Development of property in Scott Close.

NOTED. Actions to be taken re contacting TMBC.

- (b) KALC T&M Area: LGR Submission from Parish Council Alliance

READ AND NOTED.

The Chairman moved that an additional date sensitive item be considered.

- (c) Diversion of PROW MR492

The plans for the proposed diversion were **CIRCULATED**. Concern was expressed about safety near the stream but it was **NOTED** it will be fenced. There was also concern that the new entrance to the PROW was not as shown on the planning application previously approved.

RESOLVED to confirm with KCC that the new entrance to the PROW is as per the planning application.

286. **CLOSURE**

The meeting closed at 8.16pm.

Chairman
8th December 2025

