

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON
WEDNESDAY 23RD APRIL 2025

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

461. **OPENING OF MEETING**

The meeting was opened by the Chair at 7.30pm.

462. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs Dearden, Laidouci, White, Porter and Mulcuck.
The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and
recorded in the absence book Ref.577.

463. **DECLARATION OF MEMBERS' INTERESTS**

There were no declarations of interests.

464. **PLANS RECEIVED FOR COMMENT**

25/00542/PA - Former Caradon Doors And Windows Ltd, College Road, Larkfield,
Aylesford, ME20 7SX

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 49.95 kWp Solar
Modules on the roof of an existing industrial building to generate carbon-free electricity.

RESOLVED NO MATERIAL OBJECTION

25/00566/PA - COBDOWN SPORTS GROUND, STATION ROAD, Ditton, Aylesford

Details of condition 6 (Watching Brief) Pursuant to planning permission 25/00081/PA
Proposed re-laying of 1 no. grass pitch into a new hybrid football pitch with associated
infrastructure, installation of internal and external boundary treatment, demolition of
existing outbuildings, associated hard and soft landscaping, to enable improvements to
the internal access road and car park and creation of a new footpath and retrospective
installation of external signage

RESOLVED THIS COUNCIL HAS NO COMMENT TO MAKE

25/00580/PA – St. Modwen Homes, DEVELOPMENT SITE SOUTH OF BRAMPTON
FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton, Aylesford

Section 73 application to Vary Condition 27 (junction improvements) of 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.)

RESOLVED – OBJECTION, DECISION TO ‘CALL IN’

Nothing has changed on the development. No work has been completed as per conditions set out on improving the A20 highway, and now another 100 houses are being allowed outside the agreed TMBC requirements.

This council supports KCCs comments of objections and question why the travel survey can be accepted when the council's own was not on the original planning application. Therefore this council requests to call this in to the Area 3 Committee.

25/00581/PA - 580, LONDON ROAD, Ditton, AYLESFORD, ME20 6BX

T1 - Golden Cypress - Reduce height by approx 30% (3m), trim sides.

Reason - excessive over shading, the tree is becoming too large for the location.

RESOLVED – NO COMMENT TO MAKE, SUBJECT TO THE TMBC TREE OFFICERS APPROVAL

25/00636/PA – Tesco Stores, UNIT 2, Newsprint Avenue, Panattoni Park, Aylesford, ME20 7XH

Advertisement Consent for the installation of 1no. Illuminated building mounted logo sign and 1no. non illuminated building sign

RESOLVED – THIS COUNCIL HAS NO COMMENT TO MAKE

25/00644/PA - 496, LONDON ROAD, DITTON, AYLESFORD, ME20 6BZ

Proposed rear conservatory

25/00645/PA - 496, LONDON ROAD, DITTON, AYLESFORD, ME20 6BZ

Lawful Development Certificate Proposed : Hip to Gable Loft conversion

25/00646/PA - 496, LONDON ROAD, DITTON, AYLESFORD, ME20 6BZ

Proposed front porch

RESOLVED – THIS COUNCIL HAS NO OBJECTION TO ABOVE 3 APPLICATIONS AT SAME PROPERTY.

25/00663/PA - COBDOWN HOUSE, 548, LONDON ROAD, DITTON

Details of condition 4 (landscape scheme) and condition 9 (Habitat Management and Monitoring Plan) pursuant of planning permission TM/24/01784/PA (Refurbishment and extension of existing commercial office space and car park).

RESOLVED – THIS COUNCIL HAS NO COMMENT TO MAKE

25/00667/PA -LAND EAST OF, Cobdown Close, Ditton, Aylesford

Application to discharge condition 2 (notification of when the treatment has been/will be undertaken) of TM/24/00919/PA

RESOLVED – THIS COUNCIL HAS NO COMMENT TO MAKE.

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

NOTED None recorded

466. **PLANNING OBLIGATIONS** *[Current list distributed at Full Council 7/04/25]*

The Clerk read through current list and discussion took place regarding future ideas. Cllr White had suggested more bollards on Bell Lane grass verges, as there has been more parking and whilst this has been partially addressed he would like this kept on the section 106 list. It was **NOTED** that the outdoor Gym equipment is coming up to 10 years in age and could be added. It was also **NOTED** that many of the village noticeboards are in a state of disrepair. Discussion took place with regard to reducing numbers from 6 to 2. It was agreed to bring this to the next F&A meeting.

Cllr Adlington also drew attention to the safety barriers on the corner of Kilnbarn/New Road which had gone after a previous accident and not been replaced and is causing a potential hazard to pedestrians. It was agreed this could be added to the list and to the Highway Improvement Plan.

467. **CORRESPONDENCE**

NOTED none received.

The Chairman moved that two additional date sensitive items be considered:

468. **35 HOMES IN EAST MALLING [PARIS FARM] PLANNING CONSULTATION**

Cllrs discussed impact to roads, utility access to site, rain water and flooding in surrounding area and future size and possible expansion. Cllr Newman shared details of the developer's consultation website. It was agreed for Cllr Newman to submit feedback on behalf of the council.

469. **BANK MANDATE SIGNATORY – ADDITIONS/REMOVAL**

For an unknown reason the bank did not have a record of the Council Chairman as a signatory despite the council having proof of past submission. It was explained that new application was necessary to add the Chairman and Business Administrator and remove any signatures that are no longer associated with the council.

RESOLVED to add Cllr N Newman and Business Administrator Mrs S Craig as signatories to the Parish Councils bank mandate and to remove all obsolete signatories.

CONFIRMED and SIGNED

470. **CLOSURE**

The meeting closed at 7.49pm.

Chairman
7th May 2025