

DITTON PARISH COUNCIL

NOTICE IS HEREBY GIVEN OF A MEETING OF DITTON PARISH COUNCIL TO BE HELD IN **THE COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON **MONDAY 4TH SEPTEMBER 2023 AT 7.30PM**

Ditton Parish Council
Ditton Community Centre
Kilbarn Road
Ditton
AYLESFORD
Kent ME20 6AH

N Greenaway

(Mrs) Nicola Greenaway
Clerk of the Council

Tel: 01732 844749
Email: clerk@dittonparishcouncil.gov.uk
Website: www.dittonparishcouncil.gov.uk

31st August 2023

AGENDA

1. **OPENING OF MEETING**
2. **APOLOGIES FOR ABSENCE**
3. **DECLARATION OF INTERESTS**
4. **CASUAL VACANCIES**
5. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD 7th AUGUST 2023**
6. **MATTERS ARISING**
7. **CORRESPONDENCE**
 - (a) For Noting

Ditton Twinning Assoc.	<u>Minutes of meeting & AGM held on 20.07.2023</u>
KALC:	<u>Newsletter August 2023</u>
Local Councils:	<u>Update September 2023</u>
TMBC:	<u>Street Names for Orchard Mill</u>
 - (b) For Decision

Dalcour Maclaren: [South East Water]	<u>Observation Boreholes</u>
---	------------------------------

8. **FINANCE**

(a) Accounts for Payment

August Payroll Summary

<i>Monthly</i>	<i>Gross</i>	<i>£21,099.54</i>
	<i>Net</i>	<i>£18,179.74</i>

Accounts (approved and paid 03.08.23)

Community Centre				
KCS	Cleaning Supplies		189.74	
		VAT	37.95	£227.69
Brand Plan Media	Receipt Books		150.08	
		VAT	30.02	£180.10
Business Stream	Waste Water		153.07	£153.07
Capital Cleaning	Cleaning Supplies		33.40	
		VAT	6.68	£40.08
Chubb	Fire Alarm		374.76	
		VAT	74.95	£449.71
Bar				
Lansdell	Bar Stock		124.58	
			234.29	
		VAT	68.42	£427.29
OSA				
CW Milner & Son	Footpaths		19108.00	
	Ramp		350.00	
	Reinstate Car Park barrier		220.00	
		VAT	1364.00	£23,613.60
Astra Security	Abloy Keys		90.00	
		VAT	18.00	£108.00

Accounts (approved and paid 18.08.23)

Community Centre				
S Ricketts	Replacement toilets in Cedar Rooms		970.00	£970.00
GI Carpets	Entrance matting/stair nosings		1126.00	
		VAT	225.00	£1,351.20
Extinguisher Doctor	Fire extinguisher service		452.82	
		VAT	90.57	£543.39
Southern Testing	PEAT Testing		343.20	
		VAT	68.64	£411.84
Glass & Mirror Co	Fire Door – Cedar Rooms		1390.00	
		VAT	278.00	£1668.00
Capital Cleaning	Cleaning Supplies		122.61	
		VAT	24.52	£147.13
KCS	Cleaning Supplies		128.90	
		VAT	25.78	£154.68
S&J Cleaning Systems	Scrubber Dryer repair		117.00	
		VAT	23.40	£140.40
Castle Water	Water Supply		668.04	
		VAT	133.60	£801.64

Envirocure	Legionella Testing	VAT	88.75 17.75	£106.50
Bar				
Kent & Sussex	Bar Stock	VAT	374.83 74.98	£449.81
Lansdell	Bar Stock	VAT	172.58 212.92 70.34	£455.84
F&A				
The Rural Planning Practice	Planning Advice	VAT	92.50 18.50	£111.00
Imagink	Ditton Gazette		863.00	£863.00
Aquaid	Water Dispenser	VAT	48.75 9.75	£58.50
DCK Accounting	VAT Exemption	VAT	450.00 90.00	£540.00
OSA				
Tree Monkeys	Tree work		300.00	£300.00
Travis Perkins	Protective work wear	VAT	21.67 4.34	£26.01
Castle Water	NRRG Water Supply	VAT	162.81 32.58	£195.39

August BACS Payments (not previously listed)

04.08.23	N Greenaway	Reimbursement	£104.50
04.08.23	Kent & Sussex	Bar Stock	£558.94
11.08.23	Kent & Sussex	Bar Stock	£570.93
15.08.23	KCC Pension	Pension contributions	£1,460.43
15.08.23	HMRC	PAYE/NI	£4,806.11
17.08.23	Southern Pat Test	PEAT Testing	£411.84
25.08.23	T Beautridge	Bar Services	£207.48

August Deposit Refunds

18.08.23	Carman 12.08.23	£50.00
31.08.23	Oaken 20.08.23	£50.00

(b) Direct Debits Paid During August 2023

August Direct Debits

01.08.23	O2	Mobile Phone	£18.85
01.08.23	Tonbridge & Malling	Business Rates	£349.00
01.08.23	Carlsberg	Bar Stock	£796.88
03.08.23	Carlsberg	Cellar Services	£187.20
03.08.23	HMRC	Gaming Machine Duty	£167.78
07.08.23	WEX	Fuelcard	£87.58
07.08.23	Rentokil	Washroom Services	£179.85
08.08.23	Carlsberg	Bar Stock	£556.13
09.08.23	Commercial Services	Energy supply	£1,105.54
09.08.23	SKY	Monthly subscription	£405.48
14.08.23	FDMS	Card Charges	£245.86

15.08.23	Bankline	Monthly charges	£39.24
15.08.23	Safety Effect	Monthly H&S	£114.00
15.08.23	DHFE	Till Rental	£369.00
15.08.23	Payment sense	Card Terminals	£54.00
15.08.23	Carlsberg	Bar Stock	£1,493.21
16.08.23	Sage	Software subscription	£216.00
23.08.23	Host My Office	Computer support	£371.76
23.08.23	Carlsberg	Bar Stock	£1,696.82
25.08.23	Everflow	Water supply	£120.76
25.08.23	Focus	Telephone	£380.70
25.08.23	BOC	Bar Gas	£126.32
29.08.23	BT	BT Sports	£416.69
29.08.23	Carlsberg	Bar Stock	£1,251.68
29.08.23	Veolia	Refuse collection	£448.94
30.08.23	WEX	Fuelcard	£1.80
31.08.23	NCS	Telephone	£70.22
31.08.23	O2	Mobile	£18.85

(c) Debit Card Payments – August 2023

August Debit Card

03.08.23	Miles Tools	Padlock	£12.69
04.08.23	Amazon	Bar Sundries	£139.78
08.08.23	Nexus Data	Website domain name	£96.00
09.08.23	Tesco	Consumables	£56.65
09.08.23	Amazon	Monthly subscription	£8.99
17.08.23	Amazon	Consumables	£29.97
17.08.23	Timko	Pitch marking consumables	£28.42
17.08.23	Virtual College	Safeguarding Course	£36.00
25.08.23	M&S	Leaving gift	£30.00
30.08.23	Plumbfix	Tools/consumables	£27.82
30.08.23	Timpson	Key Cutting	£9.00

9. **REPORTS FROM BOROUGH & COUNTY COUNCILLORS**

10. **REPORT FROM NEIGHBOURHOOD POLICE/KCC WARDEN**

(a) Parish Update [circulated]

(b) Anti-Social Behaviour

11. **DATE SENSITIVE PLANNING, HIGHWAYS AND TRANSPORTATION MATTERS**

(a) Plans for Comment

TM/23/01499/TPOC - 22 Acorn Grove Ditton Aylesford Kent ME20 6EW

Applicants ref T1 - Ash - Reduce overall crown by approx 35% and remove lateral branches overhanging public footpath. Reason - Excessive overshadowing and excessive debris which is falling onto public footpath. Getting too big for the garden in general and falling debris is hazardous to the general public in this well used foot path - part of Tree Preservation Order

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/01499/TPOC>

TM/23/01810/LDP - 46 Scott Close Ditton Aylesford Kent ME20 6QP

Lawful Development Certificate Proposed: Extension to existing dropped kerb

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/01810/LDP>

TM/23/01821/RD - SEW Site Mill Hall Road Ditton Aylesford Kent

Details of condition 6 (Written scheme of investigation for Archaeological observation)
Condition 7 (Sustainable Water Management and Drainage Strategy (Rev.02, Parts 1 and 2, August 2023) Pursuant to planning permission TM/23/00139/FL Installation of a new treatment building for water transmission and treatment purposes

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/01821/RD>

(b) Plans dealt with under delegated power during recess

TM/23/01578/RM - Redevelopment Site Known As Panattoni Park Bellingham Way
Panattoni Park Aylesford Kent

Reserved Matters application: For the approval of Access, Appearance Landscaping, Layout and Scale - Pursuant to Outline Application: 20/01820/OAEA Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/01578/RM>

Ditton Parish Council supports the comments raised by East Malling & Larkfield PC:-

1. As a general point although described as "Aylesford" most of this site is in Ditton Parish with the main access via Leybourne Way and the secondary access currently being improved for vans and cars out to Station Road
2. It is hard to respond to the great number of documents and plans with some being hard to read on laptops.
3. It is noted reference is made to the proposal for a bus to run through the site and the Parish Council would appreciate details of the route proposed.
4. Reference is made to the straight public footpath running next to the railway from Station Road through to New Hythe Lane in this Parish which is also used by cyclists. Ideally this should be wider and any landscaping provided should be kept from growing from this site into the route of the path (MR91)
5. The Parish Council looks forward to the early opening of the diverted public path, MR492, out to Station Road where it should be marked with a public path sign.
6. The Parish Council remains supportive of the proposals for landscaping the former part of the mill pond north of M20. It looks forward to the work being completed and the provision of the proposed information board.
7. The Council notes the proposals for the future maintenance of the landscaped areas and these are welcomed.
8. It was understood the river path, MR91, from Millhall through to Aylesford village was to be improved as part of this development. How does this stand? Part of the route runs over the Borough's riverside open space.
9. It was understood that works were proposed to the Hall Road/Station Road junction. It is considered this needs progressing with the opening of Bellingham Way

TM/23/01628/TNCA - Old School Cottage 79 New Road Ditton Aylesford Kent ME20 6AE
T1 (applicants ref) Small/Medium Sycamore - Fell. T2 (applicants ref) Small Ash - Crown reduce by 25%. T3 (applicants ref) Medium Ash - Crown reduce by 25%. T4 (applicants ref) Medium Ash - Crown reduce by 25% and crown lift by 5 metres. T5 (applicants ref) Small Ash - Fell. T6 (applicants ref) Medium Sycamore - Crown reduce by 25% and crown lift by 5 Metres

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/01628/TNCA>

NO OBJECTION SUBJECT TO THE TMBC TREE OFFICER'S APPROVAL

The following application was considered at the August Meeting:

TM/23/01649/RM - Land Parcel Northeast Of 15 Station Road Ditton Aylesford Kent

Reserved Matters application: To seek approval for layout, appearance, access, landscaping and scale pursuant to outline planning permission TM/20/01220/OA (Outline Application: detached dwelling circa 110SqM on parcel of land next to existing terrace of dwellings)

<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/01649/RM>

AGREED to request an extension to time and ask for application to be "called in".

(c) Plans dealt with by Area 3 Committee

TM/23/01029/RD - Redevelopment Site Known As Panattoni Park Bellingham Way Panattoni Park Aylesford Kent

Details of conditions 11 (part 4 only: contamination verification plan), 12 (contamination remediation verification report) and 18 (drainage verification report) submitted pursuant to planning permission TM/20/01820/OAEA Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks

Approved on 4 August 2023

TM/23/01276/FL - 68 Fernleigh Rise Ditton Aylesford Kent ME20 6BS

Demolition of rear conservatory, construction of single storey rear extension and conservatory, extension to existing front porch

Approved on 4 August 2023

TM/23/01379/TNCA - Land At Junction Of New Road And St Peters Road Ditton Aylesford Kent

Applicants refs: T1 - Lime - Dismantle to ground level, due to roots lifting pavement and becoming a trip hazard, T2 - Lime - Repollard back to previous points, approx 3-4m, T3 - Lime - Repollard back to previous points, approx 3-4m, T4 - Lime - Repollard back to previous points, approx 3-4m, T5 - Ash - Repollard back to previous points, T6 - Ash - Dismantle to near ground level due to pavement damage becoming a trip hazard and T7 - Chestnut - Reduce crown by approximately 30%

No Objection on 4 August 2023

TM/23/01467/WAS - Unit 4 Invicta Park New Hythe Lane Larkfield Aylesford Kent ME20 7FG

Consultation by KCC: Details of the design of the roof structure(s) constructed over the covered storage bays pursuant to Condition (4) of planning permission TM/22/942 for a metal recycling facility

Approved on 31 July 2023

TM/23/00840/LDP - 40 Fernleigh Rise Ditton Aylesford Kent ME20 6BP

Lawful Development Certificate Proposed: Loft conversion to habitable room incorporating a hip to gable roof and rear dormer with front skylight windows, and associated internal alterations

Certified on 8 August 2023

TM/23/01481/AGN - East Malling Research Station New Road East Malling West Malling Kent

Prior Agricultural Notification: Demolish existing agricultural building and replace with

Prior Approval Not Required on 7 August 2023

TM/22/00393/RD - 675 London Road Ditton Aylesford Kent ME20 6DF

Details of condition 10b (Remediation verification report),

Condition 14 (external lighting strategy) and Condition 20 (surface water drainage (undischarged from original consent store consent 19/02841/FL)) submitted pursuant to planning permission TM/21/02626/FL (Variation of Condition 9 (opening hours) pursuant to planning permission TM/19/02841/FL (Demolition of existing buildings and erection of Class A1 foodstore with associated parking, landscaping and access works and installation Of pedestrian crossing on London Road))

Application Withdrawn on 17 August 2023

TM/23/01125/FL - 45 Acorn Grove Ditton Aylesford Kent ME20 6EL

Two storey side extension and single storey rear extension with monopitch roof and skylight

Application Withdrawn on 23 August 2023

TM/23/01382/FL - 153 Woodlands Road Ditton Aylesford Kent ME20 6HB

Demolition of existing conservatory and erection of double storey pitched roof rear extension and single storey flat roof rear and side extension

Approved on 23 August 2023

(d) Ditton Edge/Orchard Mill

Street names [circulated and in correspondence for noting]

(e) Proposed Bradbourne Development

12. **REMEMBRANCE DAY**

13. **STAFF AND COUNCILLOR CHRISTMAS GET TOGETHER**

14. **OCTOBER MEETING**

15. **MATTERS ARISING FROM "CORRESPONDENCE FOR NOTING"**

Pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and Standing Orders 27 & 50 the Chairman to move that due to the confidential nature of the next item the Press and Public be excluded from the meeting.

16. **INSURANCE MATTER**

17. **STAFF MATTERS**

18. **CLOSURE**

N.B: All Meetings of the Council are open to the public and include an adjournment of 17 minutes to permit members of the public to raise any items for the Council's attention, however, because of the confidential nature of the some of the items on this Agenda, in accordance with Standing Orders 27 & 50, parts of this meeting will exclude the Press and Public.