

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING HIGHWAYS & TRANSPORTATION COMMITTEE HELD IN THE COUNCIL CHAMBER AT DITTON COMMUNITY CENTRE ON MONDAY 20th MARCH 2023.

PRESENT: CLLRS N NEWMAN [CHAIR], J LOVER, M PORTER, A MULCUCK, D ADLINGTON, A LAIDOUCI, MRS J DEARDEN & MRS A THROSSELL, MRS N GREENAWAY [CLERK TO THE COUNCIL] MRS G JEFFS [ADMINISTRATIVE ASSISTANT]

398. OPENING OF MEETING

The meeting was opened by the Chairman at 7.30pm. He welcomed two residents and thanked them for coming and explained that after the statutory items he would adjourn the meeting where they could discuss their planning application plan.

399. APOLOGIES FOR ABSENCE

No Apologies were received.

400. DECLARATION OF MEMBERS' INTERESTS

Cllr Mulcuck expressed a personal interest in item 4d as he lives close by. Cllr Porter expressed a personal interest in item 4e as he lives close by.

*****Adjournment*****

The resident introduced himself and gave a very detailed presentation on his current planning application. The resident was able to answer any questions the Councillors had. The resident explained after the last application was refused he had re submitted a new application with much more detail and had also increased the visual sight line to a maximum of 5 meters to allow further driver visibility. Cllr Mrs Jackie Dearden commented when coming from Larkfield and turning right into their proposed driveway, the road is quite narrow at this point and she could see a potential issue with further accidents. The resident was thanked for attending and advised the Parish Council can make comments on application but ultimately TMBC have the decision as they are the planning authority.

401. PLANS RECEIVED FOR COMMENT:

(a) TM/23/00419/FL 25 Medina Road, Ditton, Aylesford, Kent ME20 6DN
Creation of vehicle access, dropped kerb and hard standing for off road parking with vehicle charger.

RESOLVED This Council objects to this application for the following reasons:

- To provide an exit to A20 will require work on the slope which is deemed according to land registry as not part of the applicants land.

- The first footpath next to the property would have restricted viewing this would change the property access according to the deeds. Parking is available in the road just not on the property and there is sufficient parking in the vicinity even in the evenings
- As the proposal would cross two separate footpaths and in theory resulting in two restrictive view points
- Hard to see how to safely turn right out of the property – or turn right into the property without causing traffic build up on the A20
- No other examples in the area to show this has been done before on this side of the A20 the property is in Medina Road not the London Road.
- No dropped path in the area on London road (Other side was designed with that access and no alternative access)
- Public may try to access the path via new driveway once the ‘slope and drive’ has been constructed
- Sets a precedent on this side of the road for further application
- We note that there is a visibility gap for those using the footpath the light on the side of the property is not close enough and the current street light on opposite side is not working the footpath closet to the property is not lit at all

(b) TM/23/00389/RD Development site south of Brampton Field between Bradbourne Lane and Kilnbarn Road, Ditton Aylesford, Kent

Details of Condition 2 (Landscaping) and 4 (Play equipment and enclosures) submitted pursuant to planning permission 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).

RESOLVED This Council has no objection to this application but does have the following comments:

- It overlaps facilities held nearby at the community centre – would suggest alternative facilities so there is a rich variety for all ages in the village (compared to those already at the Community Centre and New Road Recreation Ground)
 - This proposal does not provide for older children of junior school age.
 - Will all communal areas planted with trees and shrubs be maintained by the management company?
 - We would suggest that all trees planted be slow growing & native species and ask if East Malling Research and TMBC Tree Officer have been consulted on the varieties.
- (c) TM/23/00416/TPOC 47 Acorn Grove, Ditton Aylesford Kent ME20 6EL
Beech (applicant's ref T1) - thin crown by 15% to prevent over shading. Silver Birch (applicant's refs: T2 and T3) - reduce crowns by 30% to prevent excessive debris and over shading and Hawthorn (applicant's ref: T4) reduce in height by 30%. Standing in Area W1 of Tree Preservation Order.

RESOLVED This Council has no objections to this application subject to the tree officer's approval.

(d) TM/23/00447/FL 675 London Road, Ditton, Aylesford, Kent ME20 6DF

Variation of Condition 9 (opening hours) pursuant to planning permission TM/19/02841/FL (Class A1 foodstore) to permanently allow the store to trade on bank holidays from 08:00 until 20:00

RESOLVED This Council objects to this application as it is felt the store opening times should be comparable to all the local stores nearby and adhere to original agreed hours.

- (e) TM/23/00544/TPOC 20 Acorn Grove, Ditton, Aylesford, Kent, ME20 6EW
T1 customer reference - Ash tree – dismantle to ground level due to Ash dieback of TPO.

RESOLVED This Council has no objections to this application subject to the tree officer's approval.

402. **PLANS DEALT WITH BY TMBC AREA SUB-COMMITTEE (D LIST)**

The following were **READ** and **NOTED**:

- (a) TM/23/00167/FL 94 Primrose Drive, Ditton, Aylesford Kent ME20 6EH
Two storey side extension and change of window design to existing.
APPROVED 02.03.2023
- (b) TM/22/02484/FL 47 Primrose Drive, Ditton, Aylesford, Kent ME20 6EG
Single storey rear and side extension.
APPROVED 07.03.2023
- (c) TM/23/00022/FL 5 Cedar Close, Ditton Aylesford, Kent, ME20 6EN
Removal of existing conservatory and construct a single storey rear extension.
APPROVED 06.03.2023
- (d) TM/22/02532/LDP 17 Scott Close, Ditton, Aylesford, Kent ME20 6QP
Lawful development certificate proposed: Loft conversion with dormers
APPLICATION WITHDRAWN ON 08.03.2023
- (e) TM/23/00034/TNCA 37 The Stream, Ditton, Aylesford, Kent ME20 6AG
T1 sycamore within boundary of number 37 The Stream, crown reduce by 25%. T2 Yew cut back to boundary line. T3 sycamore reduce crown by 25%. T4 sycamore reduce crown by 25%. T5 sycamore reduce crown by 25%. T6 sycamore reduce crown by 25%. T7 sycamore reduce crown by 25% T2-T7 are situated on the boundary of number 37 The Stream and St Peters Church.
NO OBJECTION 10.03.2023

403. **BRADBOURNE PROPOSAL**

A report of the meeting with East Malling Trust was **CIRCULATED** and Cllr Newman's suggestions were **NOTED**.

Further comments about Section 106, risk assessments and the Parish Council being open to it being part of Ditton if it gets approved were also discussed.

404. **TMBC STREET NAMING AND NUMBERING – DITTON EDGE (HEREWITH)**

A discussion took place regarding the suggested street names for the new Development Site South of Brampton Field between Bradbourne Lane & Kilbarn Road Ditton. A list of 14 street names and 2 reserves were suggested and these will be submitted for consideration.

405. **RECOMMENDATION TO MAKE AN ORDER FOOTPATH- NOTICE OF DECISION**

It was **REPORTED** that the Council had submitted an application to make an order for a public footpath running beside no 18 New Road to the New Road Recreational Ground at Ditton. It was further **NOTED** that this application has been approved and this will become a public right of way footpath.

406. **CLOSURE**

The meeting closed at 8.35pm

Chairman
3rd April 2023