

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**  
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON  
**MONDAY 18th MAY 2026**

PRESENT: CLLRS N NEWMAN (CHAIR), MRS A THROSSELL, J COX, MRS L COX, D  
ADLINGTON, MRS M NEWMAN, M PORTER.  
MRS N GREENAWAY (CLERK)  
MRS L FITCHETT (ADMIN ASSISTANT)

30. **OPENING OF MEETING**

The meeting was opened at 7.30pm.

31. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs A Waters, A Laidouci and A Mulcuck. The previously notified reasons for absence were recorded in the absence book Ref. 611 and accepted and approved.

32. **DECLARATION OF MEMBERS' INTERESTS**

There were no declarations of interest.

33. **ELECTION OF VICE CHAIR**

Deferred to next meeting

34. **PLANS RECEIVED FOR COMMENT**

TM/26/00558/FL – Unit 1 Newsprint Avenue Panattoni Park Aylesford Kent ME20 7XH  
Site alterations including new external plant equipment, associated compounds and elevation alterations with new fire escape doors.

**Resolved** – No Comment

TM/26/00383/TNCA – 37 The Stream Ditton Aylesford ME20 6AG  
4 x Ash Tree's to be reduced by 2m to previous points

**Resolved** – No Objections subject to TMBC Tree Officer

TM/26/00600/RD - Hythe Lane Larkfield Aylesford Kent

Details of Condition 15 (External lighting) and Conditions 4 (Surface water drainage), 6 (Remedial strategy), 12 ( Soft and hard landscaping), 15 (External lighting), 17 (Refuse storage), 21 (Vehicle parking) and 22 (Cycle parking) of Plot 8 submitted pursuant to planning permission TM/24/00228/FL (Change of use of former B2/B8 Aylesford Newsprint Site to flexible B2, B8 and Class E(g)(i)&(ii) uses, or for flexible commercial yards and haulage yard within plot 3 with a workshop and modular office, and the creation of a new access road, erection of plot fencing, re-surfacing and drainage and other associated works)

**Resolved** – No comment

TM/26/00616/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 5 (Archaeological Watching Brief) pursuant to planning permission TM/25/01144/FL (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)

**Resolved** – No Comment

TM/26/00641/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 8 (Dimensioned Tree Protection Plan) Pursuant to planning permission TM/25/01319/PA Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plant

**Resolved** – No Comment

TM/26/00651/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 18 (Noise Mitigation Strategy) pursuant to planning permission TM/25/01319/PA Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plant

**Resolved** – No Comment

TM/25/1646 (KCC/TM/0121/2025) - Plot 5c, Bellingham Way, Larkfield, Aylesford, Kent ME20 7PW

Retrospective application for a materials recycling facility, with storage for the sorting, crushing, screening and recycling of construction waste materials

**Resolved** – Retrospective application noted

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

25/02068/FL – 4-6 New Road Ditton Aylesford Kent ME20 6AD

Proposed change of use from office to two self-contained residential flats, internal layout alterations to comply with min 37sqm amenity, and external alterations to front porch, and fenestration

**Approved**

36. **DEVELOPMENT PLANNING OBLIGATIONS/PARISH INFRASTRUCTURE STATEMENTS (S.106)**

**Resolved** - Defer to Full Council

37. **CORRESPONDENCE**

38. **CLOSURE**

The meeting closed at 7.34 pm.

Chairman  
1st June 2026

