

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE COUNCIL CHAMBER AT DITTON COMMUNITY CENTRE ON MONDAY 16TH MARCH 2026

PRESENT: CLLRS M J PORTER [VICE-CHAIR], A R MULCUCK, MRS M NEWMAN, MRS A THROSSELL, MRS L COX, J COX, A WATERS, R WHITE & A LAIDOUCI
MRS N GREENAWAY [CLERK OF THE COUNCIL]
MRS S CRAIG [BUSINESS ADMINISTRATOR]
TMBC BOROUGH CLLR R CANNON

425. **OPENING OF MEETING**

The meeting was opened by the Vice-Chair at 7.30pm.

426. **APOLOGIES**

Apologies were received from Cllrs Newman and Adlington. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref. 605.

427. **DECLARATION OF INTERESTS**

There were no declarations of interest.

428. **CONFIRMATION & SIGNING OF MINUTES OF PARISH COUNCIL MEETING HELD 3RD FEBRUARY 2026**

The minutes of the above meeting were **CONFIRMED** and **SIGNED** as a true record.

429. **MATTERS ARISING**

There were no matters arising.

430. **MINUTES OF MEETINGS HELD DURING FEBRUARY 2026**

(a) **For Confirmation & Signing**

(i) **PLANNING, HIGHWAYS & TRANSPORTATION COMMITTEE, 16TH FEBRUARY 2026**

The minutes of the above meeting were presented by Cllr Waters and signed as a true record.

(ii) **OPEN SPACES & AMENITIES COMMITTEE. 16TH FEBRUARY 2026**

The minutes of the above meeting were presented by Cllr Waters and signed as a true record.

431. **CORRESPONDENCE**(a) For Noting

The following items were **CIRCULATED, READ** and **NOTED**:

Ditton Twinning Assoc:	<u>Minutes of Meetings – 05/02/2026 & 03/03/2026</u>
TMBC Parish Partnership Panel:	<u>Local Government Reorganisation</u>
KALC:	<u>Newsletters – February & March 2026</u> <u>Training Bulletin</u> <u>Local Government Reorganisation Consultation</u>
	<u>T&M Area Minutes 15/01/2026</u> <u>T&M Area Meeting dates for 2026</u>
Clerks & Councils Direct:	<u>March 2026</u>
Maidstone Borough Council:	<u>Notice of Lidsing Supplementary Planning Document Adoption</u>

(b) For Decision

NOTED none received to date.

432. **FINANCE**(a) Payments to be Ratified

RESOLVED the following payments be **APPROVED** and **RATIFIED**:-

February Payroll Summary

<i>Monthly</i>	<i>Gross</i>	<i>£35,595.87</i>
	<i>Net</i>	<i>£25,169.03</i>

February Deposit Refunds

02.02.26	Oaken Hall – 25.01.26	£100.00
03.02.26	Oaken Hall – 22.03.26	£150.00
05.02.26	Carman Room – 31.01.26	£50.00
05.02.26	Carman Room – 01.02.26	£50.00
25.02.26	Oaken Hall – 15.02.26	£105.00
26.02.26	Oaken Hall – 21.02.26	£91.50

Accounts (approved and paid 26.02.26)

Community Centre				
KCS	Stationary		98.50	
		VAT	19.70	£118.20
KD Drainage	Blocked Toilet		292.50	
		VAT	58.50	£351.00
Capital Cleaning	Cleaning Supplies		144.14	
		VAT	4.40	
			29.71	£178.25

BDS Building	Toilet replacement		420.26	£420.26
Envirocure	Legionella Testing		95.00	
		VAT	19.00	£114.00
Bar				
Lansdell	Bar Stock		183.14	
			211.95	
			18.49	
			263.39	
		VAT	119.46	£796.43
Kent & Sussex	Bar Stock		693.30	
			892.09	
		VAT	317.07	£1,902.46
F&A				
Aquaid	Water Coolers		97.94	
		VAT	19.59	£117.53
KCC	Internal Audit		601.50	
		VAT	120.30	£721.80
OSA				
Haynes	Tractor Mower Repairs		585.79	
		VAT	117.16	£702.95
Lister Wilder	Chainsaw Chains		58.75	
		VAT	11.75	£70.50
Carter Jonas	Quarry Lease		100.00	£100.00
Chubb	Alarm Service		74.73	
		VAT	14.95	£89.68

(b) Direct Debits

RESOLVED the following direct debits be **APPROVED** and **RATIFIED**:-

February Direct Debits

30.01.26	Natwest	Bank Charges	£155.41
30.01.26	Paymentsense	Card Charges	£126.00
30.01.26	Carlsberg	Bar Stock	£1,282.66
04.02.26	Carlsberg	Service Charges	£201.60
04.02.26	HMRC	Gaming Machine Duty	£435.23
06.02.26	Kent Commercial Services	Gas Supply	£1,342.22
06.02.26	Carlsberg	Bar Stock	£1,466.56
09.02.26	Rentokil Initial	Washroom Services	£371.97
09.02.26	SKY	Sky Sports	£484.37
11.02.26	HMRC	VAT - Quarter 3	£3,715.62
13.02.26	Kent Commercial Services	Electric Supply	£154.69
13.02.26	Carlsberg	Bar Stock	£3,272.41
13.02.26	FDMS	Card Charges	£389.58
16.02.26	Bankline	Bank Charges	£100.35
16.02.26	Safety Effect	H&S	£126.00
16.02.26	Sage	Sage Software	£307.80
16.02.26	DHFE	Till Rental	£369.60
16.02.26	Open Spaces Society	Subscription	£45.00
23.02.26	Kent Commercial Services	Electricity Supply	£191.65
23.02.26	Host My Office	Computer Support	£764.04
23.02.26	Hugo Fox	Website	£23.99

23.02.26	WEX	Fuelcard	£85.68
25.02.26	Everflow	Water Charges	£665.99
25.02.26	HMRC	PAYE/NI – Month 10	£6,426.05
25.02.26	BOC	Bar Gas	£306.34
26.02.26	TNT	TNT Sports	£525.80
27.02.26	Natwest	Bank Charges	£176.18
27.02.26	Focus	Telephone Charges	£90.17
27.02.26	NEST	Pension Contributions	£1,384.46
27.02.26	Paymentsense	Card Charges	£101.82
27.02.26	Focus	Telephone Lease	£165.00
27.02.26	Carlsberg	Bar Stock	£2,134.68

(b) BACS Payments

RESOLVED the following BACs payments be **APPROVED** and **RATIFIED**:-

February BACS Payments (not previously listed)

30.01.26	Capital Cleaning	Cleaning Supplies	£78.92
30.01.26	M Stephens	Village Green Lights	£230.00
30.01.26	Kent & Sussex	Bar Stock	£933.52
30.01.26	WEX	Fuelcard	£81.24
30.01.26	Atlas	Keyholder service	£677.86
30.01.26	Lansdell	Bar Stock	£180.54
06.02.26	M Lancely	Kilnbarn Entertainment	£230.00
06.02.26	TH Electrical	Electrical Work	£1,596.00
06.02.26	Kent & Sussex	Bar Stock	£1,461.51
25.02.26	D Beautridge	Playground Locking	£5.00
25.02.26	M Lancely	Kilnbarn Entertainment	£20.00
25.02.26	M Beautridge	Bar Services	£114.40
26.02.26	KCC Pension	Pension Contributions	£1,640.77
27.05.26	Lansdell	Bar Stock	£305.42

(d) Debit Card Payments

RESOLVED the following debit card payments be **APPROVED** and **RATIFIED**:-

February Debit Card

02.02.26	Tesco	Refreshments	£60.87
04.02.26	Amazon	Hooks	£10.08
09.02.26	Amazon	Lithium Batteries	£3.29
09.02.26	Tesco	Refreshments/Raffle	£86.18
09.02.26	Screwfix	Work Boots	£32.99
10.02.26	Eventbrite	Training Course	£168.00
10.02.26	Screwfix	Work Boots	£39.99
11.02.26	EGM	Work Jackets	£74.44
12.02.26	Stihl Ltd	Protective Clothing	£329.00
12.02.26	Safetec	Work Wear	£63.53
16.02.26	Tesco	Refreshments	£69.80
18.02.26	First Aid 4 Less	First Aid Supplies	£107.64
25.02.26	Amazon	Dustpan & Brush	£17.09
25.02.26	Manutan	Bottle Bin	£76.50
25.02.26	Amazon	Kettle	£18.99

25.02.26	B&Q	Masonry Paint	£60.00
26.02.26	Defibstore	Infant Pads	£108.00
27.02.26	Pinden	Skip Hire	£336.00

(e) Audit 2025/26 - Annual Governance and Accountability [Assertion 10]

(i) End of Year Accounts – date

It was **NOTED** that the accountants would visit to undertake the year end and provide the accounting statements on 22nd and 23rd April 2026.

(ii) Accessibility Statement [website]

It was **NOTED** that the Council should display an approved accessibility statement on its website and this was now a requirement to comply with Assertion 10 on the AGAR. A draft was circulated.

RESOLVED to **ACCEPT** and **APPROVE** the draft accessibility statement and that this be displayed on the Parish Council's website.

(iii) IT Policy

It was **NOTED** that the F&A Committee had considered an updated IT Policy for the Council at its meeting last December. It was further **NOTED** that the Council should display its approved IT Policy on its website and this was now a requirement to comply with Assertion 10 on the AGAR. The draft was circulated.

RESOLVED to **ACCEPT** and **APPROVE** the draft IT Policy and that this be displayed on the Parish Council's website.

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

Borough Cllr Cannon reported on the following items:

PLANNING APPLICATIONS

Bradbourne TM/24/00372/OAEA

As you are aware at the Area 3 Planning meeting held on Monday 9 March the committee voted in favour of deferring this application. At their meeting held straight afterwards Area 2 also decided to defer.

Area 3 had strong reservations about South East Water's ability to supply this development given the water company's response to the Regulation 18 planning consultation. They require an undertaking from South East Water that this development can be serviced without prejudicing supply to the rest of their customers.

Area 2 had further reservations as follows:-

- 1) they need clarification on mineral extraction and whether this could be extracted before a further housing development was approved.
- 2) an assessment should be made of the impact and effectiveness of the bus gate at Chapelfield Way, Maidstone.
- 3) they would like to see a strengthening of the wording and enforceability of Condition 7 relating to the definition of permitted users of the Sustainable Movement Corridor to secure future consistent use of the road as designed.

TMBC is now planning to take legal advice as to the way forward regarding the water supply issue and until this is received it is unlikely this application will return to committee for further consideration.

17 Scott Close 25/02178/FL

Cllr Colin Williams and I discussed this application on 11 March with Destiny Kam and Holly Pitcher, the case officers, following which we agreed it should be heard at the next Area 3 Planning Committee in April. However this afternoon I received an email from the senior Development Officer, Iain Williams, who commented the applicant has a fall-back position of erecting similar dormers which could be clad in white uPVC which would match their window frame material and soffits amongst other external. The planning consideration then becomes, does the existing development applied for result in sufficient harm that it out-weighs the fall-back position. In his opinion given there are examples of grey cladding in the surrounding area (albeit I would say not on a dormer) and that grey cladding is a more muted colour than white uPVC clad dormers the current situation is not harmful enough to the area to warrant refusal of the application.

Given this would you like me to still take the call-in to Area 3?

Cllr Waters confirmed that the Parish Council would still like this to be called-in as this proposal is still inappropriate.

JOINT TRANSPORTATION BOARD

At the last meeting on March 2nd two proposals affecting Ditton were considered. The first to introduce parking permits in Bell Lane was formally abandoned after informal consultation. The second to install double yellow lines at Scott Close outside 32/41 was discussed and because, after both informal and formal consultations, a small but consistent majority of residents opposed the scheme it was decided this should also be abandoned.

There was also an announcement regarding a Local Electric Vehicle Infrastructure Project run by KCC. This is an ongoing project to install on-street charging especially in areas where households cannot have charging points in their driveway.

Councils and residents are being encouraged to suggest suitable sites for their chargers and the link is here <https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/driving/electric-vehicles/improving-kents-electric-vehicle-infrastructure> .

LOCAL GOVERNMENT REORGANISATION

As mentioned in a previous report the 14 Kent Councils submitted 5 preferred options to DHCLG and the public consultation started on 5th February and runs to 26th March. TMBC's preferred option is 3a which creates a new unitary authority for this area consisting of Tonbridge and Malling, Sevenoaks, Tunbridge Wells and Maidstone. Under this option Kent as a whole would be represented by three unitaries. This option also follows all the other local boundaries for police, fire and ambulance and comes closest to satisfying government requirements. It also comes closest to creating equal sized unitaries within the county.

I strongly urge the council and members to respond to the consultation as there are options amongst the five such as a single authority covering the whole county that would create something very unwieldy due to its sheer size and considerably more impersonal due to the distance from the residents it represents.

The link to use is here <https://www.gov.uk/government/consultations/local-government-reorganisation-in-kent-and-medway/proposals-for-local-government-reorganisation-in-kent-and-medway>.

Cllr Waters thanked Cllr Cannon for his support at the Area 3 meeting.

434. **REPORTS FROM NEIGHBOURHOOD POLICE TEAM**

NOTED no report was available.

435. **DATE SENSITIVE PLANNING MATTERS**

(a) Plans Received for Comment

NOTED no date sensitive applications required consideration.at this meeting.

(b) Decisions from TMBC Area 3

The following decisions were **NOTED**:

25/01825/FL - 48 St Peters Road Ditton Aylesford Kent ME20 6PF
Single storey rear and side extensions. Demolition of garage.]
Approved 16/02/2026

25/02085/RD - Park Farm Cottage Bradbourne Lane Ditton Aylesford Kent ME20 6PE
Details of condition 5 (Historic building recording) submitted prusuant to planning permission TM/24/00271/PA (Proposed demolition of existing dwelling and the erection of 2no semi detached dwellings, with associated landscaping and parking)
Application withdrawn 20/02/2026

(c) Orchard Mill (Ditton Edge)

It was **NOTED** there was nothing to report.

(d) Bradbourne – EMT Proposal

Cllr Waters **REPORTED** that Cllr Newman had presented the case for the objections of Ditton Parish Council within the 3 minutes allowed. Cllr Waters advised that he had also spoken at the meeting as a resident focusing on the loss of wildlife and environment.

(e) TMBC Area Planning Committees

A statement was shared on what occurred at the meetings of the Area 3 and 2 committees the previous week.

(f) Notice of the intention to make an Order to temporarily close Public Footpath MR492 in Ditton – for noting

READ and **NOTED**.

436. **ANNUAL PARISH MEETING**

NOTED arrangements are in hand for the meeting on 27th April and committee chairs would be required to present their annual reports and copies should be given to the Clerk prior to the meeting.

437. **DITTON GAZETTE – SPRING EDITION**

NOTED copy was required by the last week of April as it would need to be printed and distributed by mid-May.

438. **MATTERS ARISING FROM “CORRESPONDENCE FOR NOTING”**

There were no matters arising.

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.

439. **CONFIDENTIAL ITEM**

Details contained in CM453.

440. **CLOSURE**

The meeting closed at 8.27pm.

Chairman
8th April 2026