

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON
MONDAY 28th SEPTEMBER 2026

PRESENT: CLLRS N NEWMAN (CHAIR), A WATERS (VICE-CHAIR), J COX, MRS L COX,
MRS M NEWMAN, MRS A THROSSELL, M PORTER. D ADLINGTON,
R WHITE.
MRS L FITCHETT (ADMIN ASSISTANT)

184. **OPENING OF MEETING**

The meeting was opened at 7.30pm.

185. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs A Laidouci and A Mulcuck. The previously notified reasons for absence were recorded in the absence book Ref. 622 and accepted and approved.

186. **DECLARATION OF MEMBERS' INTERESTS**

There were no declarations of interest.

187. **PLANS RECEIVED FOR COMMENT**

TM/26/01350/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 9 (Excavation for services) 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 to make

TM/26/01652/TPOC - 4 Streamside Ditton Aylesford Kent ME20 6SY

1x Sycamore (Applicant ref T1) - Reduce in height back to most recent points of reduction removing up to 8m in height, reduce lateral growth back to most recent points of reduction removing up to 3m. Standing in Group G4 of Tree Preservation Order

RESOLVED – No objection subject to review by the TMBC Tree Officer.

Also to be noted that if access is required from DPC land (New Road Rec) to carry out this work, further permission should be sort from the Parish Council for permission to access this land.

TM/26/01653/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of Condition 19 (External lighting plan) submitted pursuant to planning permission TM/25/01319/FL (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 to make

TM/26/01670/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of Condition 12 (Biodiversity plan) and 13 (Habitat management and monitoring plan) submitted pursuant to planning permission TM/25/01144/PA (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 to make.

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

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

26/01114/FL - 16 Medina Road Ditton Aylesford Kent ME20 6DR

Single storey side and front extension

Approved

26/00600/RD - Land Eastern Part Of Former Aylesford Newsprint South Of Invicta Park
New 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 5 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)

Approved

PP-13886601 - 1 Oak Drive Larkfield Aylesford Kent ME20 6NN

1 x Beech (applicants ref. T1) - Reduce height by 11M and reduce radial spread by 4M.
T1 of Tree Preservation Order

Refuse

26/00427/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 3 (management/maintenance scheme) 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)

Approved

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

Approved

189. **LOCAL PLAN REGULATION 19**

The Chairman explained the background to why TMBC had voted against the plan and why the government is insisting that this be finalised. The meetings being offered by the Leader of the borough council are to raise awareness of how residents can lodge their concerns regarding the lack of water provision required for the new builds and existing homes alike.

It was **NOTED** that East Malling and Larkfield PC are holding a public meeting. It was also **NOTED** that at the last meeting held by Ditton Parish Council, only two residents attended. The Chairman proposed confirming a plan to readdress this council's concerns for the next full council on the 12th October and publish this prior to the Friday deadline. All members agreed to this proposal and the Vice Chair will share comments.

190. **BRADBOURNE APPLICATION PUBLIC ENQUIRY**

It was **NOTED** that the deadline for further submissions to the enquiry re Bradbourne application is also Friday 16th October. The Chairman suggested drafting a letter in response to the enquiry to be considered by all members at the next Full Council meeting. **RESOLVED** to submit an agreed letter to the Secretary of State.

In addition the Chairman asked Councillors what would be the preferred choice of either a Quarry or a Housing Estate? It was **NOTED** that there are many minerals under the ground and it may be prudent for these to be quarried and extracted prior to building over these. A show of hands took place and it was unanimously agreed that a quarry would be the preferred option but it was acknowledged this may not be a popular option either.

191. **CORRESPONDENCE**

NOTED one received.

192. **CLOSURE**

The meeting closed at 7.36 pm.

Chairman
12th October 2026

