

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE COUNCIL CHAMBER ON MONDAY 5TH JANUARY 2026

PRESENT: CLLRS. N NEWMAN [CHAIRMAN], M J PORTER [VICE-CHAIR], A R MULCUCK, MRS M NEWMAN, MRS A THROSSELL, MRS L COX, J COX, A WATERS, D ADLINGTON, & A LAIDOURI MRS N GREENAWAY [CLERK OF THE COUNCIL]

337. OPENING OF MEETING

The Chairman opened the meeting at 7.30pm and wished everyone a Happy New Year.

338. APOLOGIES

Apologies were received from Cllr White. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref. 601. Apologies were also received from KCC Cllr Andrew Kennedy and TMBC Borough Cllrs Cannon and Williams.

339. DECLARATION OF INTERESTS

There were no declarations of interests.

340. CASUAL VACANCY

NOTED no enquiries had been received as yet.

The Chairman advised that he unfortunately must declare another vacancy. He said that earlier in the day Cllr Mrs Dearden had written to him and the Clerk advising that she would be resigning from the Council with immediate effect. He advised he and the Clerk had responded and thanked Mrs Dearden for her hard work and service to the Council. Members agreed it was sad to hear this news and acknowledged Mrs Dearden's contribution to the work of the Council, in particular the improvements in the Community Centre over the last few years. It was confirmed that TMBC had been notified.

341. CONFIRMATION & SIGNING OF MINUTES OF PARISH COUNCIL MEETING HELD 8TH DECEMBER 2025

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

342. MATTERS ARISING

TMBC request for funding for the TMBC Anti-social Behaviour Enforcement Team 2026 [Page 123, Item 306(f)]

The Clerk confirmed she had spoken to neighbouring parishes and both confirmed that they would not be contributing to the scheme for 2026. One had previously contributed but did not consider it value for money and they did not receive the amount of visits they were expecting.

RESOLVED to not contribute to the scheme for 2026.

343. **MINUTES OF OTHER MEETINGS HELD DURING 2025**(a) Finance and Administration Committee, 8th December 2025

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

It was **NOTED** that a meeting of the Finance and Administration Committee had taken place immediately prior to the Full Council meeting. The recommended estimates for 2026/27 [Draft 3] which would result in a precept increase of 2% were circulated. It was further **NOTED** that the 2% [£3.25 per year for a Band D property], would allow the council to full fill all the essential budget requirements plus leave a surplus to be used for essential projects, such as the Don Carman Hall toilet refurbishment and modifications in preparation for Martyn's Law.

Recommendation from F&A Meeting 5th January 2026:

ESTIMATES FOR FINANCIAL YEAR 2026/2027

RESOLVED to **APPROVE** and **ADOPT** the 2026/2027 estimates as set out in Draft 3 as recommended by the Finance and Administration Committee meeting held on 5th January 2026.

(b) Personnel Committee, 8th December 2025

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

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

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

KCC Highway Improvement Team: Road Safety and Active Travel Newsletter

KCC: Response from KCC to member question about not objecting to planning applications

NALC: News Update including new Chair details

Ditton Junior School: Collaborative working

(b) For Decision

NOTED none received to date.

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

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

December Payroll Summary

Monthly	Gross	
	Net	
		£33,069.96
		£23,729.60

Accounts (approved and paid 23.12.25)

Community Centre				
Envirocure	Legionella Testing	VAT	48.75 9.75	£58.50
TH Electrical	Remedial electrical work	VAT	1190.00 238.00	£1,428.00
Maidstone Cleaners	Window Cleaning		260.00	£260.00
1 st A Pest Control	Routine Pest Control	VAT	60.00 12.00	£72.00
Capital Cleaning	Cleaning Supplies	VAT	126.58 158.38 57.00	£341.96
PPLPRS	Music Licence	VAT	2117.02 423.41	£2,540.43
Bar				
Lansdells	Bar Stock	VAT	201.88 224.85 231.86 117.13	£775.72
Kent & Sussex	Bar Stock	VAT	1309.46 261.88	£1,571.34
OSA				
Parker Sign & Print	Nature Sign	VAT	151.61 30.32	£181.93
F&A				
NCS	Photocopy Charges	VAT	57.33 11.47	£68.80
Forvis Mazars LLP	External Audit	VAT	1680.00 336.00	£2,016.00

December Deposit Refunds

03.12.25	Carman Room - 29.11.25	£50.00
03.12.25	Carman Room – 29.11.25	£50.00
04.12.25	Oaken Hall – 29.11.25	£50.00
05.12.25	Carman Room – 30.11.25	£50.00
10.12.25	Oaken Hall – 06.12.25	£126.50
17.12.25	Carman Room – 13.12.25	£50.00
22.12.25	Carman Room – duplicate payment	£75.00
23.12.25	Carman Room – 20.12.25	£65.00

(b) Direct Debits - Paid During December 2025

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

December Direct Debits

01.12.25	O2	Mobile Phone	£14.18
01.12.25	TMBC	Business Rates	£838.00
04.12.25	Carlsberg	Equipment Hire	£201.60
05.12.25	Carlsberg	Bar Stock	£2,360.32
08.12.25	WEX	Fuelcard	£137.56

08.09.25	Rentokil Initial	Washroom Services	£336.98
09.12.25	SKY	Sky TV	£477.24
12.12.25	Kent Commercial Services	Energy Supply	£840.86
12.12.25	Carlsberg	Bar Stock	£1,432.27
12.12.25	FDMS	Card Charges	£597.34
15.12.25	Bankline	Bank Charges	£111.94
15.12.25	Safety Effect	Health & Safety	£126.00
15.12.25	DHFE	Till Rental	£369.60
16.12.25	Sage	Sage Subscription	£307.80
18.12.25	ICO	Annual Subscription	£73.00
19.12.25	Commercial Services	Energy Supply	£44.67
19.12.25	Carlsberg	Bar Stock	£2,570.29
22.12.25	Everflow	Water Charges	£260.45
22.12.25	Hugo Fox	Website	£23.99
24.12.25	Host My Office	IT Support	£764.04
24.12.25	BOC	Bar Gas	£281.00
29.12.25	NEST	Pension Contributions	£1,194.17
29.12.25	TNT	TNT Sports	£525.80
29.12.25	Carlsberg	Bar Stock	£4,616.03
29.12.25	Veolia	Refuse Collection	£396.24
30.12.25	Paymentsense	Card Charges	£84.00
30.12.25	Carlsberg	Equipment Rental	£201.60
30.12.25	Focus	Telephone Charges	£89.52
30.12.25	Focus	Telephone Lease	£165.00
31.12.25	O2	Mobile Phone	£14.18

(c) BACS - Paid During December 2025

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

December BACS Payments (not previously listed)

05.12.25	M Lancley	Kilnbarn Entertainment	£250.00
08.12.25	Kent & Sussex	Bar Stock	£1,737.31
12.12.25	Kent & Sussex	Bar Stock	£953.06
23.12.25	D Beautridge	Playground Locking	£50.00
23.12.25	M Beautridge	Bar Services	£203.37
24.12.25	L Bridle	Payroll	£476.19
24.12.25	Lansdell	Bar Stock	£200.38
24.12.25	KCS	Cleaning & Consumables	£327.22
24.12.25	Kent & Sussex	Bar Stock	£1,217.34
31.12.25	KCC Pension	Pension Contributions	£1,513.98
31.12.25	HMRC	PAYE/NI	£29.07
31.12.25	HMRC	PAYE/NI	£6,632.81

(d) Debit Card Payments - Paid During December 2025

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

December Debit Card

01.12.25	Amazon	Fish Keys	£5.99
04.12.25	Tesco	Refreshments	£61.69

10.12.25	Amazon	Disposable Plates	£18.98
10.12.25	Amazon	Water Filter	£24.95
10.12.25	Amazon	Party Poppers	£13.99
10.12.25	Amazon	Napkins	£4.08
10.12.25	Amazon	Napkins	£4.50
15.12.25	Tesco	Refreshments	£66.69
15.12.25	Amazon	Lock Spray	£19.98
18.12.25	Bloom & Wild	Christmas Tree	£21.75
22.12.25	Tesco	Refreshment	£126.57

346. REPORTS FROM BOROUGH & COUNTY COUNCILLORS

It was **NOTED** that KCC Cllr Andrew Kennedy was planning to attend the meeting to give a report on Local Government Reorganisation but unfortunately had been unable to make the meeting and it would need to be rescheduled. The TMBC Borough Councillors had contacted the Clerk to advise that there was nothing new to report from the Borough Council.

347. REPORT FROM NEIGHBOURHOOD POLICE

It was **NOTED** that PC Warner was currently on sick leave but the village was being covered by a colleague. The Clerk advised the only issue reported was some vandalism to trees and anti-social behaviour in the quarry. This had been reported to the police and the communication from the resident would be considered at the next Open Spaces Committee Meeting.

348. DATE SENSITIVE PLANNING, HIGHWAYS AND TRANSPORTATION ISSUES

(a) Plans Received for Comment

24/00372/PA - DEVELOPMENT SITE LAND EAST OF KILN BARN ROAD AND WEST OF, Hermitage Lane, Aylesford

Outline planning application with all matters reserved (except for access, which is to include the Sustainable Movement Corridor from New Road East Malling to Kiln Barn Road) for development of land to west of Hermitage Lane and East of Kiln Barn Road comprised of: a residential-led development of up to 1300 dwellings including affordable housing; a new village centre including a primary school; ancillary commercial, community and employment floorspace; strategic open space, parkland, child play provision and sustainable drainage infrastructure; new access points and associated transport infrastructure, including demolition of existing vacant buildings. Application supported by an Environmental Statement.

Planning application and Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

RESOLVED THIS COUNCIL CONTINUES TO STRONGLY OBJECT TO THIS APPLICATION AS A WHOLE AND OBJECTS TO THE PROPOSED MODIFICATION SUBMITTED IN DECEMBER 2025:

- The council accepts the adaption which will improve access for East Malling – particularly the church which was concerns from Historic England.
- The suggestion of hedge row has no legal standing and can be easily withdrawn or if part of the conditions – allowed to be modified. We have experience of what was believed to be clast iron agreements being removed years later.
- The concern of development of a large road will allow areas of high quality agricultural land to be available for housing. The suggestion in the TMBC plan for employment areas is unlikely.
- The route for a bus service still is relying on commercial partners – examples of this not being established on Pantonni Park suggest this is not viable

25/01989/PA - LARKFIELD MILL, BELLINGHAM WAY, Larkfield, Aylesford

Change of Use from Class B8 (storage) to Class E(d) (indoor sport, recreation or fitness)

RESOLVED THE COUNCIL HIGHLIGHTS IT'S ORIGINAL FEEDBACK TO 25/01448/PA
SETTING OUT THIS COUNCIL'S CONCERNS TO THE PROJECT AND NOTES THAT THEY
HAVE NOT BEEN DEALT WITH IN THIS PLAN.

(b) Plans dealt with by Area 3 Committee

The following decisions were **NOTED**:

25/01639/PA - COMMUNIGROW LAND SOUTH OF PARK FARM, Bradbourne Lane, Ditton, Aylesford

Prior approval for the installation of solar equipment on non-domestic premises under Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) (as amended): Installation of solar panels on a field shelter

Prior Approval Not Required – 16/12/2025

25/01890/PA - DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton, Aylesford

Details of condition 22 (Remediation strategy verification report) submitted pursuant to planning permission TM/23/00807/FL (Removal of condition 26 (highways improvements) pursuant to planning permission TM/18/02966/OA (Outline Application: Development of the site to provide up to 300 dwellings (Use Class C3) and provision of new access off Kiln Barn Road. All other matters reserved for future consideration)

Approved – 16/12/2025

25/01699/PA - LAND EAST OF 15, Station Road, Ditton, Aylesford, ME20 6AU

Proposed new dwelling (Self build)

Application withdrawn – 12/12/2025

25/01807/PA - 25, PRIORY GROVE, DITTON, AYLESFORD, ME20 6BA

Construction of a single storey front, side & rear extension

Approved – 19/12/2025

25/01722/PA - 42, NEW ROAD, Ditton, AYLESFORD, ME20 6AD

Prior Notification: Change of use of ground floor from Class E(g)(i) (Office) to Class C3 (Dwellings) to form 4 flats

Prior Approval Required and Granted – 09/12/2025

25/01563/PA - 61, FERNLEIGH RISE, DITTON, AYLESFORD, ME20 6BS

Retrospective planning consent for garden home office

Approved – 02/12/2025

25/01619/PA - COBDOWN SPORTS GROUND, STATION ROAD, Ditton, Aylesford

Details of condition 13 (Bio-Diversity) Pursuant to planning permission Tm/25/00081/PA Proposed re-laying of 1 no. grass pitch into a new hybrid football pitch with associated infrastructure, installation of internal and external boundary treatment, demolition of existing outbuildings, associated hard and soft landscaping, to enable improvements to the internal access road and car park and creation of a new footpath and retrospective installation of external signage

Approved – 08/12/2025

25/01319/PA - COBDOWN SPORTS GROUND, STATION ROAD, Ditton, Aylesford

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 – 19/12/2025

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

There were no matters arising.

350. **ANNUAL PARISH MEETING**

It was **NOTED** the meeting was currently scheduled for Monday 27th April 2026 at 7.30pm in the Don Carman Hall. Suggestions for speakers were invited. Cllr Laidouci suggested asking KCC Cllr Andrew Kennedy if he would like to make a presentation about Local Government Reorganisation.

RESOLVED to invite KCC Cllr Kennedy to speak at the APM about Local Government Reform.

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.

351. **CONFIDENTIAL MEMORANDUM**

Confidential Memorandum Refs. 451 and 452 were **READ** and **CONFIRMED**.

352. **CLOSURE**

The meeting closed at 7.56pm.

Chairman
2nd February 2026

