

## DITTON PARISH COUNCIL

### MINUTES OF A MEETING OF THE PLANNING HIGHWAYS & TRANSPORTATION COMMITTEE HELD IN THE ACORN ROOM AT DITTON COMMUNITY CENTRE ON WEDNESDAY 20<sup>TH</sup> APRIL 2022

PRESENT: CLLRS MR N NEWMAN [CHAIR], MRS J DEARDEN, MRS G GODDEN,  
J LOVER, A MULCUCK, M PORTER & MRS A THROSSELL  
MRS N GREENAWAY [CLERK OF THE COUNCIL]  
BOROUGH CLLRS D COOPER & R CANNON  
KCC CLLR ANDREW KENNEDY

#### 423. OPENING OF MEETING

The meeting was opened by the Chairman at 7.30pm.

#### 424. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Laidouci. The previously notified reason for absence was **ACCEPTED** and **APPROVED** and recorded in the absence book Ref. 492.

#### 425. DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs Throssell declared a personal interest in item (d), as she lives adjacent to the site where the development of Ditton Edge will take place.

#### 426. PLANS RECEIVED FOR COMMENT:

(a) TM/22/00561/FL 82 Fernleigh Rise Road, Ditton, Aylesford, Kent, ME20 6BS  
Front Porch and side extension to form utility room and cloakroom.  
**RESOLVED** NO OBJECTION

(b) TM/22/00575/FL 12 Kilnbarn Road, Ditton, Aylesford, Kent, ME20 6AH  
Front Porch addition and extension to rear.  
**RESOLVED** TO REITERATE THIS COUNCIL'S COMMENTS ON THE PREVIOUS APPLICATION.

(c) TM22/00704/TNCA 584 London Road, Ditton, Aylesford, Kent, ME20 6BX  
1 x conifer tree – reduce height by 40% and hedge cut sides in, to allow extra light in create more space, 1 x walnut tree – fell to ground level reason for works- due to overcrowding as the tree is too large for the garden. Also to allow extra light.  
**RESOLVED** NO OBJECTION SUBJECT TO THE TMBC TREE OFFICER'S APPROVAL

(d) TM/22/00557/RM Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road Ditton Aylesford Kent  
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'S CONCERNS ARE:**

- There are only 26 maisonette style accommodation on the development – 8.67% of the total build. This means that the project is not assisting people to downsize which is a known issue in the area
- It is not clear as yet if the roads will be adopted by TMBC (plan says to be offered under Section 38 – doesn't say it will)
- The emergency access road is also connected to Kilnarn road – in a emergency access vehicles would struggle to come in via the East Malling approach. If the New road / kilnarn road was blocked – the emergency access would be unusable – it would have been better to have the emergency access via East Malling research land.
- We do not agree that the build is well located in relation to existing bus stops for elderly residents who would need to walk down to London road for bus transportation
- The tree survey was carried out in 2018 – there is not an up to date report suggesting if there was any changes to the tree felling plan
- What assurances given from this plan would stop EMR for selling the next field within 10 years for this to be added to the new building plan
- Environment agency declined to provide any comments in regards to the application
- There was not clear plans for double yellow lines to guarantee the refuse collection plan

This Council would also support concerns from residents:

- Traffic volume on New Road
- Light pollution and Noise
- Red Kites – unknown nesting location
- Choice of trees – Betula Nigra – seed mess, growth of tree – blocking light to Brampton Field
- Maintenance of Pond – stagnant water

However this council has noted that the application exceeds the conditions placed on the plan:

- Exceeding the minimum parking spaces on the land and that garages does not count towards the minimum parking levels
- That there is a clear boundary to residents in cherry orchard with suitable planting to help minimise the risk of overlooking
- That there has been consideration of location of affordable housing across the site to avoid segregation on the areas on the development (or words to that affect)
- That there is height restrictions on buildings with a maximum of two storeys
- There has been a clear thought process for refuse vehicle collections and where bins will need to be collected from
- The roads are designed with good width so access should be better compared to previous designs for new builds in the village

(e) TM/22/00639/LDP 93 New Road Ditton Aylesford Kent ME20 6AE  
Lawful Development Certificate Proposed: Drop kerb  
**RESOLVED NO OBJECTION**

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

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

(a) TM/21/02685/FL 33 St Peters Road, Ditton, Aylesford ,Kent ME20 6PJ  
Part one/part two storey side extension and new rendering  
**APPROVED 21.03.2022**

- (b) TM/21/03137/FL – Polypipe Terrain College Road, Larkfield Aylesford Kent ME20 7PJ  
Installation of a new covered structure for storage to be 20m wide x 27m long x 6.2m to ridge and 3.5m to eaves – no change of use  
**APPROVED ON 21.03.22**
- (c) TM/22/00190/LDP 191 Woodlands Road, Ditton Aylesford Kent ME20 6HA  
Lawful development certificate proposed@ alteration of existing vehicle crossover onto driveway.  
**CERTIFIES 24.03.2022**
- (d) TM/21/03341/RM - Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent  
Reserved Matters application pursuant to condition 3 (layout, scale, appearance, landscaping and access), condition 16 (surface water drainage), condition 26 (levels) following the grant of Hybrid planning permission TM/20/01820/OAEA (Erection of a warehouse building for Class B8 (Storage and Distribution) uses, ancillary office accommodation, associated ancillary structures, parking and areas of landscaping at Unit 5)  
**Approved on 5 April 2022**

428. **PLANNING OBLIGATIONS**

Information on how the parish council can put forward requests for matters to be considered as part of future planning obligations , which had previously been CIRCULATED, was discussed. The Clerk advised she had also attend a meeting with the TMBC Planning Obligations Officer which was very interesting and she had learned that the maintenance of areas that are for the benefit of all can be on the list as well as new projects.

**RESOLVED** members will take away the information and put forward suggestions by the next planning meeting.

429. **CLOSURE**

The meeting closed at 8.09pm

Chairman  
4<sup>th</sup> May 2022

