

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION** COMMITTEE HELD IN **THE DON CARMAN HALL** AT DITTON COMMUNITY CENTRE ON **MONDAY 20th FEBRUARY 2023.**

PRESENT: CLLRS N NEWMAN [CHAIR], J LOVER, M PORTER, A MULCUCK,
D ADLINGTON, MRS J DEARDEN & MRS A THROSSELL,
MRS N GREENAWAY [CLERK TO THE COUNCIL]
MRS G JEFFS [ADIMISTRATIVE ASSISTANT]

359. **OPENING OF MEETING**

The meeting was opened by the Chairman at 7.30pm. He welcomed everyone and thanked them for coming and explained that after the statutory items he would adjourn the meeting where he would make a presentation about the Bradbourne proposal by EMT and then allow time for those members of public in attendance to make comments and ask questions.

360. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Laidouci. The previously notified reason for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref 514. Apologies were also received from Borough Cllr David Cooper.

361. **DECLARATION OF MEMBERS' INTERESTS**

None received.

*****ADJOURNMENT*****

Approximately 60 members of the public were in attendance and this included residents and local councillors.

The Chairman gave a power point presentation. This included background information to the TMBC Local Plan and the Parish Council's response to the Regulation 18 Consultation on sites. He advised that in its response, the Parish Council has already submitted objections to the site now put forward for development by East Malling Trust for 1600 homes. The Chairman then presented slides showing the proposals for the new Bradbourne development, which showed the site, proposed access roads etc. He advised that the Council was made aware of this development at the same time as the public on 31st January and invited to attend the exhibition at EMT on 9th February. He advised that the Parish Council shared details as soon as it received them and will continue to share information as soon as it is able to. In the presentation he covered the main concerns about the development being too large, the already crowded roads not being suitable for a huge increase in traffic, no infrastructure, the plans already approved for other large developments all coming out onto the A20 and/or Hermitage Lane. He also showed evidence that EMT may not be financially viable going forward without selling more land.

The Chairman went through the questions asked on the EMT Consultation. He advised that they are leading questions and need to be answered carefully if you don't want to support the proposal in any way. He reminded everyone responses must be submitted by 9th March. He went through the council's response to question 7 so far:

The plans will work alongside agreed planned developments on Hermitage Lane – and cannot be decided on its own without reflecting the developments already planned

The road development will increase traffic in Hermitage Lane and offer a ‘rat run’ through Ditton and East Malling – both to join the A20 and therefore not reduce traffic issues in the area identified

There is no requirement for a school as per KCC evidence for assessment for until 2033. A decline in the birth rate will mean existing schools would be able to cover the planned increase in children. The school does not also work alongside weaknesses found by KCC for the TMBC community

It will not assist with travel plans with no planned bus route, or development of existing travel options

No proposal to assist with existing issues with Doctor or Dentist in the area

Not clear if this will create a new village

EMR cannot survive as an enterprise without the selling and therefore cannot argue it is a going concern for the long term

Plans for the roads are not clear – proposals for roads on land it does not own or in areas which could have harm on businesses on EMR land

The Chairman invited those present to make any comments and suggestions in response to this proposal, in particular if there were any points he had not covered. Many present were most concerned about the roads and pollution from increased traffic. KCC Cllr Kennedy said that in the last 22 years 20,000 houses have been built. He said unfortunately the only way to stop this level of development is to contact our MPs to get the government to change planning law. He also believed the best route of opposition was with the access road.

Other comments raised were:

- What tactics can be used as Ditton Edge had a great opposition yet this was ignored by TMBC?
- A TMBC assessment said it was within 250m of a heritage site and an area of significant mineral deposits
- What about water provision?
- A possible opposition could be concern for the water table – in West Sussex over extraction has caused the drying up of wetlands
- Who would be responsible for the new roads?
- Sewerage
- What about anyone living in a semi rural area should be allowed to only walk a few minutes and be in the countryside?
- No mention of solar panels
- What’s happening with Ditton Edge – is it land banking?
- KCC unable to sort out flooding at Aylesford retail park so they are incapable of sorting out other roads in the area
- Is S.18 just a “red herring” – if the Local Plan had gone ahead would it have made any difference.

David Thornewell Chair of East Malling & Larkfield PC and also a TMBC member said that TMBC has no 5 year housing supply plan as the Local Plan is paused. They are waiting to see what changes the Michael Gove levelling up initiative will have as they don’t want to adopt a plan that hasn’t taken into account any necessary changes.

The Chairman thanked everyone for coming. He reminded everyone to submit responses by 9th March. He advised that the Council would publish its response on its website and social media.

He advised that the Council would be going back into session if people wished to leave at this point or they were welcome to stay.

362. **EMT BRADBOURNE PROPOSAL**

Cllr Porter thanked Cllr Newman for the excellent presentation and all members agreed.

RESOLVED to submit this council's response as per the draft Q.7 response with the inclusion of relevant points raised.

363. **DITTON EDGE**

It was **NOTED** that the site was currently inactive. There had been no update from St Modwen. The Clerk will contact them to see if an update is available. An application had been received for the demolition of the existing buildings.

364. **PLANS RECEIVED FOR COMMENT:**

(a) TM/23/00034/TNCA, 37 The Stream, Ditton, Aylesford Kent ME20 6AG

T1 sycamore within boundary of number 37 The Stream, crown reduce by 25%. T2 Yew cut back to boundary line. T3 sycamore reduce crown by 25%. T4 sycamore reduce crown by 25%. T5 sycamore reduce crown by 25%. T6 sycamore reduce crown by 25%. T7 sycamore reduce crown by 25% T2-T7 are situated on the boundary of number 37 The Stream and St Peters Church

RESOLVED THIS COUNCIL STRONGLY OBJECTS TO THIS APPLICATION. THIS COUNCIL AGREES WITH THE NEIGHBOUR COMMENTS THAT THE PLAN IS NOT ADEQUATE. IT IS FELT THIS PROPERTY HAS HAD A NUMBER OF TREE WORKS ALREADY COMPLETED AND NO EVIDENCE POINTS TO ANY OF THIS WORK HAVING TO BE CARRIED OUT DUE TO DISEASED OR DANGER. REFERRED TO TMBC TREE OFFICER.

(b) TM/23/00168/RD Unit 1 Bellingham Way, Panattoni Park, Aylesford, Kent ME20 7WT

Details of condition 11 (surface water drainage verification) Pursuant to Planning permission TM/22/00187/FL Erection of a warehouse building for Class B8 storage and distribution use and ancillary office accommodation, external storage areas, access, parking, drainage, landscaping and associated works.

RESOLVED THIS COUNCIL HAS NO COMMENT ON THIS APPLICATION.

(c) TM/23/00212/FL 16 Ragstone Court, Ditton, Aylesford, Kent ME20 6AJ

Demolition of rear conservatory and construct a full width single storey and part width first floor extension.

RESOLVED THIS COUNCIL HAS NO OBJECTION TO THIS APPLICATION.

- (d) TM/23/00256/TNCA 43 The Stream, Ditton, Aylesford, Kent ME20 6AG
T1 (customer ref) - Maple - Reduce crown by 30% due to excessive debris and over shading. T2 (customer ref) - Willow – Re- pollard to previous points due to excessive debris.
RESOLVED THIS COUNCIL OBJECTS TO THIS APPLICATION DUE TO THE LOSS OF PRIVACY TO THE CHURCH YARD
- (e) TM/23/00262/FL - 45 Acorn Grove Ditton Aylesford Kent ME20 6EL
Addition of a second floor to existing single storey rear extension, demolish conservatory and replace with a single storey flat roof extension.
RESOLVED THIS COUNCIL OBJECTS TO THIS APPLICATION DUE TO THE FLAT ROOF ON THE FIRST FLOOR AND WOULD PREFER A PITCHED STYLE ROOF.

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

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

- (a) TM/22/02565/FL 52 Acorn Grove, Ditton, Aylesford, Kent ME20 6EW
Demolition of existing conservatory. Construction of single storey rear extension and single storey front extension.
APPROVED 18.01.2023
- (b) TM/21/00249/FL SEW Site Mill Hall Road, Ditton, Kent
Full planning application for proposed works to the Ditton Stream mill pond comprising the introduction of a sinuous low flow channel to the former mill pond and associated landscaping and ecological improvement works, to restore the former man made pond to a more naturalised river environment.
APPROVED 03.02.2023
- (c) TM/22/02774/DEN - Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road Ditton Aylesford Kent
Prior Demolition Notification: Demolition of 3 no. derelict barn structures on the southern edge of the Ditton Edge development site
Prior Approval Not Required on 6 February 2023
- (d) TM/22/02776/FL - 45 St Peters Road Ditton Aylesford Kent ME20 6PF
Part single/part two storey side extension and single storey rear extension
Approved on 8 February 2023
- (e) TM/22/02794/FL -
24 Ragstone Court Ditton Aylesford Kent ME20 6AJ
Part one/ Part two storey side extension
Approved on 8 February 2023

366. CLOSURE

The meeting closed at 8.51pm