

DITTON PARISH COUNCIL

NOTICE IS HEREBY GIVEN OF A MEETING OF DITTON PARISH COUNCIL TO BE HELD IN **THE COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON **MONDAY 7TH SEPTEMBER 2026 AT 7.30PM**

Ditton Parish Council
Ditton Community Centre
Kilnbarn Road
Ditton
AYLESFORD
Kent ME20 6AH

(Mrs) Nicola Greenaway
Clerk of the Council

Tel: 01732 844749
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2nd September 2026

AGENDA

1. **OPENING OF MEETING**
2. **APOLOGIES FOR ABSENCE**
3. **DECLARATION OF INTERESTS**
4. **VACANCIES FOR PARISH COUNCILLORS**
5. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD 3RD AUGUST 2026**
6. **MATTERS ARISING**
7. **CORRESPONDENCE**

(a) **For Noting**

Ditton Twinning Association:	<u>Minutes – 30.07.2026 & 01.09.2026</u>
KALC:	<u>KALC News September 2026</u>
KALC T&M Cttee:	<u>Minutes of Meeting 23.07.2026</u>
TMBC:	<u>Local Government Reorganisation</u>
EM&L PC:	<u>Copy of letter re Bradbourne Development</u>
Kent Police:	<u>Coffee Morning 11.09.2026, 10am Dennis Cadman Hs</u>

(b) **For Decision**

Heart of Kent Hospice:	<u>Invitation to Your Hospice Your Community Event</u>
Netball Club:	<u>Use of Ditton Youth Centre</u>

8. FINANCE

(a) Accounts for Payment

August Payroll Summary

Monthly	Gross	£32,491.38
	Net	£23,413.44

Accounts (paid 20.08.26)

Community Centre				
Envirocure	Legionella monitoring	VAT	94.00 18.80	£112.80
Capital	Cleaning Supplies	VAT	73.11 14.62	£87.73
Bar				
Lansdell	Bar Stock	VAT	106.91 296.56 (18.49) 209.45 (36.98) 90.01	£647.46
Kent & Sussex	Bar Stock	VAT	512.66 516.37 205.80	£1,234.83
F&A				
C Stanley	Twinning – Bastille		43.98	£43.98
Aquaid	Water Coolers	VAT	110.88 22.18	£133.06
Fyrfly	CCTV service contract	VAT	1600.00 320.00	£1,920.00
OSA				
Lister Wilder	Kubota repair/service	VAT	913.98 182.80	£1,096.78
C W Milner	Bollard removal	VAT	578.00 115.60	£693.60

August BACS Payments (not previously listed)

04.08.26	Nightshift Pest Control	Wasp Nest	£96.00
04.08.26	BDS Building	Toilet Refurbishment	£14,807.26
07.08.26	AJGIBL (Gallagher)	Insurance	£462.16
18.08.26	Haynes Bros	Cutting Deck	£5,114.40
18.08.26	BDS Building	Toilet Refreshments	£7,403.58
24.08.26	CSG	Chemical Removal	£672.00
24.08.26	DS Commercial	Ranger MOT & Service	£1,826.26
25.08.26	D Beautridge	Playground Locking	£75.00
27.08.26	KCC Pension	Pension Contributions	£1,289.49
28.08.26	Kent & Sussex	Bar Stock	£657.37
28.08.26	Lansdell	Bar Stock	£400.80
28.08.26	BDS Building	Toilet Refurbishment	£8008.00

August Deposit Refunds

05.08.26	Carman Room 01.08.26	£72.50
06.08.26	Carman Room 02.08.26	£50.00
13.08.26	Carman Room 13.08.26	£50.00
14.08.26	Oaken Hall (various)	£132.50

(b) Direct Debits Paid During August 2026

August Direct Debits

31.07.26	Natwest	Bank charges	£181.39
31.07.26	Paymentsense	Card Charges	£84.00
31.07.26	Carlsberg	Bar Stock	£950.38
03.08.26	WEX	Fuelcard	£122.25
03.08.26	TMBC	Business Rates	£1,085.00
04.08.26	Carlsberg	Cellar Services	£187.20
04.08.26	HMRC	Gaming Machine Duty	£628.88
07.08.26	SKY	Sky TV	£510.60
07.08.26	Carlsberg	Bar Stock	£2,019.25
10.08.26	Kent Commercial Services	Energy Supply	£400.01
10.08.26	WEX	Fuelcard	£15.22
10.08.26	Rentokil	Washroom Services	£384.99
12.08.26	CF Corporate Finance	Photocopy Lease	£907.15
12.08.26	HMRC	VAT	£4,914.90
13.08.26	DOJO	Card Charges	£149.50
14.08.26	Carlsberg	Bar Stock	£2,672.34
14.08.26	FDMS	Card Charges	£175.75
17.08.26	Bankline	Bank Charges	£104.46
17.08.26	Safety Effect	H&S	£126.00
17.08.26	Sage	Sage Subscription	£393.63
17.08.26	DHFE	Till Rental	£369.60
21.08.26	Hugo Fox	DPC Website	£23.99
21.08.26	Hugo Fox	CC Website	£4.79
21.08.26	Carlsberg	Bar Stock	£1,409.45
24.08.26	Host My Office	IT Support	£840.12
25.08.26	Everflow	Water Supply	£532.63
25.08.26	NEST	Pension Contributions	£1,318.45
25.08.26	HMRC	PAYE/NIC	£6,741.61
25.08.26	BOC	Bar Gas	£323.33
26.08.26	TNT	TNT TV	£525.80
28.08.26	Veolia	Refuse Collection	£498.40
28.08.26	Focus	Telephone Lease	£213.00

(c) Debit Card Payments – August 2026

August Debit Card

31.07.26	Amazon	Door Seal	£9.59
31.07.26	Tesco	Refreshments/Bar Stock	£269.50
04.08.26	The Sign Shed	Fishing Sign	£12.45
04.08.26	Amazon	Spark Plugs	£9.40
05.08.26	Direct 365	Baby Change + Dispensers	£510.02
10.08.26	Tesco	Refreshments/Bar Stock	£279.44

12.08.26	DS Commercials	Ranger repairs	£1,811.52
12.08.26	Tesco	Refreshments/Bar Stock	£209.79
20.08.26	The Sign Shed	Door Signs	£98.31
20.08.26	Tesco	Refreshments	£54.80
21.08.26	Amazon	Bungee Cords	£10.99
25.08.26	Amazon	Vax Cleaner	£9.98
25.08.26	Amazon	Laundry Bags	£4.98
25.08.26	Amazon	Water Filter	£24.95
26.08.26	Screwfix	Work Gloves	£4.99
27.08.26	Amazon	Ash Trays	£13.49

(d) Investment Strategy

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

10. **REPORT FROM NEIGHBOURHOOD POLICE**

11. **DATE SENSITIVE PLANNING, HIGHWAYS AND TRANSPORTATION MATTERS**

(a) Plans for Comment

TM/26/01546/FL - 44 Priory Grove Ditton Aylesford Kent ME20 6BB

Proposed single storey infill extension to rear

<https://publicaccess.tmbc.gov.uk/online-applications/PLAN/26/01546/FL>

TM/26/01559/FL - Unit 1 Newsprint Avenue Panattoni Park Aylesford Kent ME20 7XH

Provision of external plant equipment (3x blast freezers)

<https://publicaccess.tmbc.gov.uk/online-applications/PLAN/26/01559/FL>

TM/26/01600/PDV14J - Unit 1 Invicta Park New Hythe Lane Larkfield Kent ME20 7FG

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 approximately 750 PV panels and associated equipment to the roof of the existing industrial building

<https://publicaccess.tmbc.gov.uk/online-applications/PLAN/26/01600/PDV14J>

(b) Plans dealt with under delegated power during recess

TM/26/01349/FL - Land North Of London Road And South Of East Park Road And East Of Coldharbour Lane Aylesford Kent [COSTCO Application / Aylesford]

Erection of a Warehouse Club (Sui Generis) including, tyre installation and sales, a petrol filling station, car parking, accesses, landscaping, engineering and associated works

Comments Submitted - *Like Aylesford Parish Council, Ditton Parish Council has major concerns about the potential impact the additional traffic generated will have on the local network especially during the evening rush hour when the existing roads are already congested.*

Ditton Parish Council fully supports Aylesford Parish Council's comments on the application; however, it has additional concerns.

Ditton Parish Council is concerned about the potential distraction to drivers caused by the lights of the petrol station using the existing roundabout on the A20. In particular, the canopy lighting could dazzle drivers or obscure headlights from cycles or motorcycles.

Ditton Parish Council is concerned about the impact on other parking facilities when the Costco parking is full or congested. Overspill Parking could affect the drive towards Preston Hall, London Road East, and the new development of Aldi / McDonalds on Hermitage Lane.

Ditton Parish Council is concerned about the travel plan. The main principal is this will be a 'cash and carry', people will travel with vehicles of a range of sizes due to the bulky purchases that will be made. It is implausible that bulk purchases will be made by significant numbers of pedestrians or cyclists

Ditton Parish Council objects to the adjustments to E Park Road. The proposed reduction in parking is not suitable to an already limited access road

TM/26/01380/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 10 (Landscape levels) 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)

Ditton Parish Council supports the comments made by KCC Highways and has no comments to make regarding this application.

TM/26/01454/TPOC - Cobdown House 548 London Road Ditton Aylesford Kent

2 x Cluster of mature trees possible (Common Whitebeam) with what appear to be a small number of self-seeded saplings surrounding the base area. Remove trees. The trees appear mostly dead and at an angle away from the carpark. the reason for the works are, to extend the Annex car parking area slightly. Trees standing in A1 of TPO

No objection subject to TMBC Tree Officer's approval.

TM/26/01475/RD - Land Eastern Part Of Former Aylesford Newsprint South Of Invicta Park New Hythe Lane Larkfield Aylesford Kent

Details of conditions to be partially discharged. 4 (Verification report, surface water drainage) 6 (contamination Verification report) 12 (Hard and Soft Landscaping Details) 15 (External Lighting Details) 17 (Refuse Store Details) 21 (Vehicle Parking Details) 22 (Cycle Parking and EV charging) pursuant to planning permission TM/24/00228/PA pursuant to planning permission 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

No Comment.

TM/26/01485/RD - Land Eastern Part Of Former Aylesford Newsprint South Of Invicta Park New Hythe Lane Larkfield Aylesford Kent

Details of conditions 06 (Verification report completion of works) 12 (soft and Hard Landscaping) 15 (External Lighting) 17 (Refuse storage and screening) 21 (Vehicle Parking) 22 (cycle parking provision and EV charging points) Pursuant to planning permission TM/24/00228/PA 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

No Comment.

(c) Decisions from TMBC

TM/26/01243/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 4 (noise mitigation) 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 06/08/2026

TM/26/01229/TNCA - 47 The Stream Ditton Aylesford Kent ME20 6AG

T1 - T4 Leylandii Trees - Fell to ground level

APPROVED

TM/26/01121/FL - 31 Woodlands Road Ditton Aylesford Kent ME20 6DX

Demolition of existing detached garage and construction of a single-storey side extension with front projection and associated external alterations

APPROVED

TM/26/01000/AT - 613 London Road Ditton Aylesford Kent ME20 6DL

Advertisement Consent: Erection of an internally illuminated freestanding digital screen

APPROVED

TM/26/01156/LDP - 32 Katy Avenue Ditton Aylesford Kent ME20 6ZB

Lawful Development Certificate Proposed: Garden room

CERTIFIED

TM/26/00715/FL - 57 St Peters Road Ditton Aylesford Kent ME20 6PF

Construction of a single/ two storey rear extension comprising first floor side dormer addition

APPROVED

(d) Orchard Mill *[update if available]*

(e) Proposed Bradbourne Development *[update if available]*

(f) KCC – Kent Mineral Sites Plan – Pre-Submission Draft (Regulation 19) Public Consultation

(g) Hildenborough Parish Council – Parish Planning Officer Proposal

12. **REMEMBRANCE SERVICES**

(a) Sunday 8th November 2026

(b) Wednesday 11th November 2026

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

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.

14. **CONFIDENTIAL MEMORANDUM**

15. **STAFF**

(a) NJC Pay Award 2026/27

(b) Christmas

16. **CLOSURE**

N.B: All Meetings of the Council are open to the public and include an adjournment of 17 minutes to permit members of the public to raise any items for the Council's attention, however, because of the confidential nature of the some of the items on this Agenda, in accordance with Standing Orders 27 & 50, parts of this meeting will exclude the Press and Public.