

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE COUNCIL CHAMBER AT DITTON COMMUNITY CENTRE ON **MONDAY 8TH DECEMBER 2025**

PRESENT: CLLRs. N NEWMAN [CHAIRMAN], M J PORTER [VICE-CHAIR], A R MULCUCK, MRS J DEARDEN MRS M NEWMAN, MRS A THROSSELL, D ADLINGTON, MRS L COX, J COX, A WATERS & R WHITE
MRS N GREENAWAY [CLERK OF THE COUNCIL]
TMBC CLLR C WILLIAMS

298. **OPENING OF MEETING**

The Chairman opened the meeting at 7.30pm.

299. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Laidouci. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref. 600.

300. **DECLARATION OF INTERESTS**

There were no declarations of interests.

301. **CASUAL VACANCY**

Noted that details of the vacancy were published in the gazette.

302. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD 3RD NOVEMBER 2025**

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

303. **MATTERS ARISING**

There were no matters arising.

304. **MINUTES OF MEETINGS HELD DURING NOVEMBER 2025**

(a) Community Centre Committee, Monday 10th November 2025

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

(b) Planning, Highways and Transportation Committee, Monday 17th November 2025

The minutes of the above meeting were presented by Cllr Newman and **CONFIRMED** and **SIGNED** as a true record subject to adding Cllr Porter to the list of those present.

(c) Open Spaces and Amenities Committee, Monday 17th November 2025

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

Matters Arising/Requested Updates:**MUGA Tokens [Page 115, Item 290 (c)]**

It was confirmed that the amount charged for light tokens more than covered the cost of electricity so there was no urgent need to increase the cost charged.

NRRG pathway [Page 116, Item 291(a)]

The Clerk read the response from the insurance company and it was agreed to revisit this issue at the January OSA meeting.

Scott Close Boundary fence [Page 116, Item 291(b)]

The Clerk read the response from the insurance company and it was agreed to revisit this issue at the January OSA meeting.

It was also agreed to review the Defra document included in Correspondence for Noting at the next OSA meeting.

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

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

Ditton Twinning Association:	<u>Minutes of meeting 27/11/2025</u>
KALC:	<u>KALC Newsletter November & December 2025</u>
KALC T&M Area Cttee:	<u>Minutes of Meeting 06/11/2025</u>
TMBC Committee Services:	<u>Local Government Reorganisation Submission</u>
KCC on behalf of Defra:	<u>Kent and Medway Local Nature Recovery Strategy</u>

(b) For Decision

NOTED nothing had been received.

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

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

November Payroll Summary

Monthly	Gross	£38,225.41
	Net	£27,774.61

November Deposit Refunds

06.11.25	Oaken Hall – 02.11.25	£105.00
11.11.25	Oaken Hall – 01.11.25	£50.00
11.11.25	Carman Hall – 08.11.25	£50.00
12.11.25	Carman Hall – 01.11.25	£100.00
19.11.25	Carman Hall – 15.11.25	£50.00
20.11.25	Carman Hall – 15.11.25	£50.00
21.11.25	Carman Hall – 21.11.25	£50.00
28.11.25	Carman Hall – 28.11.25	£50.00

Accounts (paid 20.11.25)

Community Centre				
BDS	Carman Room Redecoration		5378.00	£5,378.00
Kent Fire Safety	Fire Risk Assessment	VAT	400.00 80.00	£480.00
BAR				
TMBC	Licence Fee		360.00	£360.00
Kent & Sussex	Bar Stock	VAT	802.30 160.46	£962.76
F&A				
Matt Stephens	Remembrance Day		450.00	£450.00

Accounts (approved and paid 28.11.25)

Community Centre				
MPR	Fire Alarm	VAT	7360.00 1472.00	£8,832.00
Protech Doors	Electric Door Repair	VAT	250.00 50.00	£300.00
KCS	Cleaning & Consumables	VAT	168.74 16.99 110.23 59.20	£355.16
Envirocure	Legionella Monitoring	VAT	88.75 17.75	£106.50
S & J Cleaning	Cleaning & Consumables	VAT	24.00 4.80	£28.80
Capital Cleaning	Cleaning & Consumables	VAT	141.15 28.23	£169.38
Bar				
All Chilled	Equipment Servicing	VAT	367.00 73.40	£440.40
Chubb	Carman Room Alarm	VAT	192.75 38.55	£231.30
Kent & Sussex	Bar Stock	VAT	1174.12 234.82	£1,408.94
Lansdells	Bar Stock		294.86 48.36 126.25 34.99 234.15	

		VAT	136.19 (18.99) 153.43	£1,009.24
OSA				
Parker Sign & Print Ltd	Quarry Sign	VAT	124.20 24.84	£149.04
F&A				
Worknest	HR Support	VAT	1050.00 210.00	£1,260.00
KCC	Internal Audit	VAT	601.50 120.30	£721.80
Aquaid	Water Coolers	VAT	95.94 19.19	£115.13

(b) Direct Debits Paid During November 2025**RESOLVED** the following payments be **APPROVED** and **RATIFIED**:-**November Direct Debits**

31.10.25	Natwest	Bank Charges	£165.52
31.10.25	Rentokil Initial	Washroom Services	£1.64
31.10.25	Paymentsense	Card Machine Rental	£84.00
31.10.25	Carlsberg Marston	Bar Stock	£994.94
01.11.25	Tonbridge & Malling	Business Rates	£838.00
03.11.25	Carlsber Marston	Cellar Cooling	£201.60
04.11.25	HMRC	Gaming Machine Duty	£692.58
07.11.25	Kent Commercial Services	Energy Supply	£357.19
07.11.25	SKY	Sky TV	£477.24
07.11.25	Carlsberg Marston	Bar Stock	£1,795.62
10.11.25	Rentokil Initial	Washroom Services	£336.98
14.11.25	Kent Commercial Services	Energy Supply	£121.96
14.11.25	Carlsberg Marston	Bar Stock	£2,069.81
14.11.25	FDMS	Card Charges	£467.59
17.11.25	Bankline	Bank Charges	£100.72
17.11.25	Safety Effect	H&S	£126.00
17.11.25	Sage	Sage Subscription	£289.80
17.11.25	DHFE	Till Rental	£369.60
21.11.25	Hugo Fox	Website Subscription	£23.99
21.11.25	Carlsberg Marston	Bar Stock	£1,858.66
24.11.25	Host My Office	IT Support	£764.04
25.11.25	BOC	Bar Gas	£258.36
26.11.25	TNT Sports	TNT TV	£525.80
27.11.25	NEST	Pension Contributions	£1,216.98
28.11.25	Natwest	Bank Charges	£160.09
28.11.25	Focus	Telephone	£92.47
28.11.25	Focus	Telephone Lease	£165.00
28.11.25	Paymentsense	Card Charges	£137.76
28.11.25	Carlsberg Marston	Bar Stock	£1,312.64
28.11.25	Veolia	Refuse Collection	£428.04

(c) BACs Payments made During November 2025**RESOLVED** the following payments be **APPROVED** and **RATIFIED**:-**November BACS Payments (not previously listed)**

07.11.25	M Lancely	Kilnbarn Entertainment	£250.00
14.11.25	Kent & Sussex	Bar Stock	£2,618.99
24.11.25	G Darcy	Refund – overpayment	£355.00
25.11.25	D Beautridge	Playground Locking	£25.00
25.11.25	M Beautridge	Bar Services	£57.20
25.11.25	J Cowin	Caretaking Services	£82.41
27.11.25	HMRC	PAYE/NI	£7,580.13
27.11.25	KCC Pension	Pension Contributions	£1,624.67
27.11.25	S Middleton	Refund – overpayment	£10.50

(d) Debit Card Payments made during November 2025**RESOLVED** the following payments be **APPROVED** and **RATIFIED**:-**November Debit Card**

03.11.25	Tesco	Refreshments/Raffle Prizes	£85.02
10.11.25	Tesco	Refreshments/Raffle Prizes	£72.65
11.11.25	B&Q	Compost	£14.00
12.11.25	Lights.co.uk	Bar Wall Lights	£236.95
13.11.25	Safety Signs	Fire Safety Signs	£32.55
13.11.25	Manutan	Fire Cabinet	£270.00
14.11.25	Amazon	Stationary	£9.49
14.11.25	Amazon	Cable Ties	£12.60
14.11.25	Amazon	Christmas Decorations	£41.98
17.11.25	B&Q	Compost	£14.00
17.11.25	Amazon	Picture Frames	£26.48
17.11.25	Tesco	Refreshment	£78.71
18.11.25	SLCC	Books	£149.40
19.11.25	EA Waste	Quarry Waste Exemption	£86.00
21.11.25	Amazon	Christmas Decorations	£23.98
21.11.25	Amazon	Christmas Decorations	£24.64
25.11.25	Tesco	Refreshments	£61.06
26.11.25	Barmans Ltd	Bar Consumables	£121.17

(e) KCC Internal Audit – Report of Visit 03/10/2025

The audit report which had previous been circulated was READ. It was NOTED that an issue had been raised regarding figures in the financial regulations. The Clerk advised she thought the issue had been resolved as she had now updated the copy of the regulations displayed on the website.

(f) TMBC - Request for funding for the TMBC Anti-Social Behaviour Enforcement Team 2026

The request for funding towards the TMBC ASB team for 2026 was READ. It was agreed to find out if the neighbouring parishes that had previously contributed to this service felt it was of

value and to also establish which nearby parishes would be contributing to the service next year.

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

TMBC Borough Cllr Colin Williams reported on the following issues:

Rt Hon Sir John Stanley

For those that may not have heard Sir John Stanley passed away on 28th November 2025. Longer serving councillors may recall Sir John was MP for Tonbridge and Malling from 1974 through to 2015.

Between 1974 and 1997 the constituency included Ditton and it was in those years he rose to being Minister of State first at Housing then Defence and finally Northern Ireland. He previously served as PPS to Margaret Thatcher between 1976 and 1979 when she was Leader of the Opposition.

It is anticipated there will be a memorial service in Tonbridge in early 2026.

Parking Issues

We have made the parking manager at TMBC aware of ongoing issues in Fernleigh Rise, including the apparent removal of one of the bollards protecting the verge. We have also received complaints about parking in Nursery Road where residents are finding their drives blocked.

Local Plan Meeting

Rob Cannon will be attending alongside the leader of TMBC Matt Boughton, who will be making his presentation about the Draft Local Plan.

Planning

Discussion had taken place on the request to vary the planning conditions of application 23/03298/FL and 25/01879/PA at the development site south of Brampton Field. KCC Highways have objected along with himself and Cllr Rob Cannon.

308. **REPORT FROM NEIGHBOURHOOD POLICE**

No report was available.

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

(a) Plans for Comment

25/01893/PA - 61, BRADBOURNE LANE, DITTON, AYLESFORD, ME20 6PD

Erect a garden studio

RESOLVED NO COMMENT

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)"

RESOLVED The council strongly objects to the application in line with previous applications of a similar nature at this development.

Work has not been finished to a satisfactory level on the A20 improvements which were part of the conditions.

We support KCC Highways objection as the works have not been completed.

25/01879/PA - DEVELOPMENT SITE SOUTH OF BRAMPTON FIELD BETWEEN BRADBOURNE LANE AND, Kiln Barn Road, Ditton, Aylesford

S.73 application to vary condition 23 (access provision) of planning permission 23/03298/FL (S.73 application to vary Condition 27 of planning permission TM/23/00807/FL to allow the occupation of 50 dwellings before the junction works at the A20/Station Road/New Road are substantially completed) further amended to allow the occupation of up to 150 dwellings prior to the completion of the footway and crossing facility.

RESOLVED The council strongly objects to the application in line with previous applications of a similar nature at this development.

Work has not been finished to a satisfactory level on the A20 improvements which were part of the conditions.

We support KCC Highways objection as the works have not been completed.

This Council requests that this application is called in to the Area 3 committee.

25/01825/PA - 48, ST PETERS ROAD, DITTON, AYLESFORD, ME20 6PF

Single storey rear and side extensions. Demolition of garage.

RESOLVED TO COMMENT - The plans are not in keeping with existing designs on the street. All bungalows kept their existing garages. This would set a precedent.

25/01971/PA - 6, BLACKTHORN DRIVE, LARKFIELD, AYLESFORD, ME20 6NR

First floor extension to existing single storey section of the house

RESOLVED NO COMMENT

(b) Plans dealt with by TMBC Area 3 Committee

25/01615/PA - 407, LONDON ROAD, DITTON, AYLESFORD, ME20 6DB

Single storey flat roof extension to rear and a roof replacement to the existing side and rear elements from pitched roof to monopitch and flat roof.

Approved 24/11/2025

(c) Maidstone Borough Council – Regulation 18c Consultation re Gypsy, Traveller & Travelling Showpeople Development Plan Document Consultation

READ and NOTED.

310. **DRAFT MEETING TIMETABLE FOR 2026**

READ and NOTED.

311. **CHRISTMAS GET TOGETHER**

NOTED this would be from 7.30pm this Friday in the Oaken Hall Bar.

312. **KILNBARN ROAD PLAYGROUND CLOSURE ON CHRISTMAS DAY**

It was **NOTED** that there was no one available to open/close the park, therefore it would remain closed on Christmas Day.

313. **CLOSURE**

The Chairman wished everyone a Happy Christmas and invited them to stay for a mince pie. He then closed the meeting at 8.04pm.

Chairman
5th January 2026