

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON
MONDAY 15th JUNE 2026

PRESENT: CLLRS N NEWMAN (CHAIR), MRS A THROSSELL, J COX, MRS L COX, MRS
M NEWMAN, M PORTER.
MRS N GREENAWAY (CLERK)
MRS L FITCHETT (ADMIN ASSISTANT)

69. **OPENING OF MEETING**

The meeting was opened at 7.30pm.

70. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs A Waters, A Laidouci, D Adlington and R White. The previously notified reasons for absence were recorded in the absence book Ref. 614 and accepted and approved.

71. **DECLARATION OF MEMBERS' INTERESTS**

There were no declarations of interest.

72. **PLANS RECEIVED FOR COMMENT**

TM/26/00558/FL – Unit 1 Newsprint Avenue Panattoni Park Aylesford Kent ME20 7XH

Site alterations including new external plant equipment, associated compounds and elevation alterations with new fire escape doors.

NOTED – Previously considered at Full Council

TM/26/00928/RD Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 35 (Hard and Soft Landscaping) 38 (South East Water Landscape proposal) pursuant to planning permission TM/25/01319/PA 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

RESOLVED – No Comment

73. **PLANS DEALT WITH BY TMBC AREA 3**

25/02068/FL – 4-6 New Road Ditton Aylesford Kent ME20 6AD

Approved

26/00203/FL – 19 Orchard Grove Ditton Aylesford Kent ME20 6BY

Single storey side extension and alterations

Approved

26/00651/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 18 (Noise Mitigation Strategy) pursuant to planning permission TM/25/01319/PA 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

26/00558/FL - Unit 1 Newsprint Avenue Panattoni Park Aylesford Kent ME20 7XH

Site alterations including new external plant equipment, associated compounds and elevation alterations with new fire escape door

Approved

26/00396/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 4 (Phasing Plan) 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

Approved

26/00250/RD Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of floodplain compensation strategy submitted pursuant to condition 8 of 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

26/00070/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 6 (Surface Water Drainage Scheme) pursuant to planning permission TM/25/01144/PA 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

74. **CORRESPONDENCE**

NOTED none received.

75. **CLOSURE**

The meeting closed at 7.31 pm.

Chairman
6th July 2026