

MINUTES OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION**
COMMITTEE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON
MONDAY 20TH OCTOBER 2025

PRESENT: CLLRS A WATERS (VICE-CHAIR), MRS A THROSSELL, J COX, MRS L COX, A
MULCUCK, R WHITE, A LAIDOUCCI
MRS N GREENAWAY (CLERK)
MRS L FITCHETT (ADMIN ASSISTANT)

236. **OPENING OF MEETING**

The meeting was opened at 7.30pm.

237. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Adlington, Porter, N Newman and Cllrs Mrs M Newman and Mrs J Dearden. The previously notified reasons for absence were recorded in the absence book Ref. 594 and accepted and approved.

238. **DECLARATION OF MEMBERS' INTERESTS**

Cllr R White declared an interest in item 239, plans for comment, as he has an association with a property in one of the applications.

239. **PLANS RECEIVED FOR COMMENT**

25/01570/PA - Troutbeck House, Ditton Place, Ditton, Aylesford, ME20 6XE

G1 - Group of 18x Sycamore. - Repollard back to previous points, from approx. 12m to approx. 6m. Standing in Area A2 of Tree Preservation Order

RESOLVED – No Objection subject to tree officer approval.

25/01447/PA - 23, DITTON PLACE, DITTON, AYLESFORD, ME20 6SX

1 x Horse Chestnut in front garden (circled black on location plan) Raise crown to 6m above ground removing lower trunk growth, remove damaged or dead branches and reduce overall crown by 20% to previous reduction points to reduce tree weight and avoid wind damage. T5 of Tree Preservation Order.

RESOLVED – No Objection

25/01550/PA - 629, London Road, Ditton, Aylesford, ME20 6DJ

Erection of dwelling in rear garden with revised access onto Ditton Place (Self/ custom build)

RESOLVED - to object and 'call this in' this could set a precedent.

whilst the design suggests no overlooking – there is a material risk to 14,16,18,20 Ditton Place being overlooked by a building not expected – the original plans would be to overlook gardens and could result in loss of light and wish to 'call this in for decision by committee'

25/01638/PA - 21, BRADBOURNE LANE, DITTON, AYLESFORD, ME20 6PA

Erection of two bungalows

RESOLVED – No Objection, however there are concerns regarding the safety of the entrance and vehicles accessing/departing the properties.

25/01563/PA - 61, FERNLEIGH RISE, DITTON, AYLESFORD, ME20 6BS

Retrospective planning consent for garden home office

RESOLVED - No comment to make. The council are aware that there has been a complaint raised and defer to the TMBC planning officer.

KCC/TM/0121/2025 - Plot 5c, Bellingham Way, Larkfield, Aylesford, Kent ME20 7PW

Retrospective application for a materials recycling facility, with storage for the sorting, crushing, screening and recycling of construction waste materials

RESOLVED – No Comment to make

25/00575/PA - 4 6, New Road, Ditton, Aylesford, ME20 6AD

Prior Notification under Schedule 2, Part 3, Class MA: Convert existing offices (Class E) on the ground floor to 2 x residential flats (Class C3) (Historically the ground floor was in residential use).

RESOLVED – No Objection. The council supports the environmental statement.

25/01619/PA - COBDOWN SPORTS GROUND, STATION ROAD, Ditton, Aylesford

Details of condition 13 (Bio-Diversity) Pursuant to planning permission Tm/25/00081/PA
Proposed re-laying of 1 no. grass pitch into a new hybrid football pitch with associated infrastructure, installation of internal and external boundary treatment, demolition of existing outbuildings, associated hard and soft landscaping, to enable improvements to the internal access road and car park and creation of a new footpath and retrospective installation of external signage

RESOLVED – No comment

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

25//01660/PA - LAND AT, Cobdown Park, Ditton, Aylesford

1 x fallen Beech - Remove. Standing in Group G1 of Tree Preservation Order

Tree Works Exempt

25/01346/PA - SEW SITE, Mill Hall Road, Ditton, Aylesford

Details of Condition 6 (Verification report) pursuant to planning permission TM/24/00412/PA
Installation of a new building to house UK Power Networks UKPN infrastructure to power equipment at South East Waters water treatment works site at Aylesford

Approved

241. **TMBC LOCAL PLAN**

It was **NOTED** that the draft plan is now available to view and a meeting is to take place on Tuesday 21st October for TMBC to make a final decision. It was **NOTED** that if approved it will go forward for formal consultation with a closing date of Approx. 22 Dec25.

242. **CORRESPONDENCE**

NOTED None received to date

243. **CLOSURE**

The meeting closed at 8.08pm.

Chairman
3rd November 2025