

NOTICE IS HEREBY GIVEN OF A MEETING OF THE **PLANNING HIGHWAYS & TRANSPORTATION** COMMITTEE TO BE HELD IN THE **COUNCIL CHAMBER** AT DITTON COMMUNITY CENTRE ON **MONDAY 28TH SEPTEMBER 2026** AT 7.30PM

Ditton Parish Council
Kiln Barn Road
Ditton
Aylesford
Kent ME20 6AH
Tel: 01732 844749
Email: Clerk@dittonparishcouncil.gov.uk



(Mrs Nicola Greenaway)
Clerk of the Council
24th SEPTEMBER 2026

A G E N D A

1. **OPENING OF MEETING**
2. **APOLOGIES FOR ABSENCE**
3. **DECLARATION OF MEMBERS' INTERESTS**
4. **PLANS RECEIVED FOR COMMENT**

TM/26/01350/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 9 (Excavation for services) 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

TM/26/01652/TPOC - 4 Streamside Ditton Aylesford Kent ME20 6SY

1x Sycamore (Applicant ref T1) - Reduce in height back to most recent points of reduction removing up to 8m in height, reduce lateral growth back to most recent points of reduction removing up to 3m. Standing in Group G4 of Tree Preservation Order

TM/26/01653/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of Condition 19 (External lighting plan) submitted 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)

TM/26/01670/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of Condition 12 (Biodiversity plan) and 13 (Habitat management and monitoring plan) submitted 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)

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

26/01114/FL - 16 Medina Road Ditton Aylesford Kent ME20 6DR

Single storey side and front extension

Approved

26/00600/RD - Land Eastern Part Of Former Aylesford Newsprint South Of Invicta Park
New Hythe Lane Larkfield Aylesford Kent

Details of Condition 15 (External lighting) and Conditions 4 (Surface water drainage), 6 (Remedial strategy), 12 (Soft and hard landscaping), 15 (External lighting), 17 (Refuse storage), 21 (Vehicle parking) and 22 (Cycle parking) of Plot 5 submitted pursuant to planning permission TM/24/00228/FL (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)

Approved

PP-13886601 - 1 Oak Drive Larkfield Aylesford Kent ME20 6NN

1 x Beech (applicants ref. T1) - Reduce height by 11M and reduce radial spread by 4M.
T1 of Tree Preservation Order

Refuse

26/00427/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 3 (management/maintenance scheme) 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

26/00641/RD - Cobdown Sports Ground Station Road Ditton Aylesford Kent

Details of condition 8 (Dimensioned Tree Protection Plan) 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

6. **LOCAL PLAN REGULATION 19**

7. **BRADBOURNE APPLICATION PUBLIC ENQUIRY**

8. **CORRESPONDENCE** [none received]

9. **CLOSURE**

TO BE IMMEDIATELY FOLLOWED BY A MEETING OF THE OPEN SPACES COMMITTEE.