

From: [Ann Page](#)
To: [Licensing Services](#)
Subject: Planning application at New Road
Date: 29 May 2025 11:50:03

Dear Sir/Madam

I am writing with regard to the application for a 24 hour service at the One Stop in New Road Ditton. I live a few houses away and am extremely concerned about this. Many of my neighbours have small children and this is essentially a residential road. Whilst I appreciate it is a busy road we do at least have less noise at night when people are trying to sleep. Parking is very limited and people may double park leaving their engines running while they 'pop' to the shop causing noise and disturbance to residents.

I would ask that this application is refused for the sake of the residents. I have spoken to my neighbours and none of them are happy about a 24 hour service next to their homes.

Yours sincerely

Ann Page



Ditton

ME20 6AD

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From: [Debbie Barton](#)
To: [Licensing Services](#)
Subject: Fwd: OBJECTION TO 24 Hour Serving Hatch - One Stop New Road, Ditton Kent
Date: 28 May 2025 21:42:35

Sent from my iPhone

Begin forwarded message:

From: Debbie Barton [REDACTED] >
Date: 28 May 2025 at 21:14:12 BST
To: licensing.services@tmbc.gov.uk
Cc: deborah barton <[REDACTED]>
Subject: **OBJECTION TO 24 Hour Serving Hatch - One Stop New Road, Ditton Kent**

Dear Sir

Objection to 24 hour serving hatch at One Stop Shop New Road Ditton

I live in Ditton and
I am writing to object to this serving hatch.

New Road is a family residential area, with a supported living facility housing older people and as such is entirely unsuitable for a 24 hour shop.

The noise regardless of whether the shop is physically open to the public or not with increased traffic as drivers collect orders all through the night will be disruptive to anyone living in New Road as cars and motor bikes will be roaring up and down the road all night in an attempt to deliver their goods as quickly as possible. There will be an additional 300 homes in the new housing estate at Ditton Edge which may lead to more people wanting to make use of 24 hour shopping at One Stop and this would directly impact all those who live on New Road with cars and other vehicles stopping/starting and the revving of engines - preventing local people and children from sleeping at night and there may be a detrimental impact on wildlife with more vehicle movements.

This 24 hour opening could easily add to the stress and anxiety of both young and old who live in Ditton.

The temptation for young underage drinking to increase and the further growth of anti social behaviour needs careful consideration.

It is possible alcohol could be obtained through an on line app without

scrutiny of the customer as a delivery driver could collect from the hatch and then deliver alcohol/cigarettes to under age people - this is a real concern, and could be impactful on public health and the growth of anti social behaviour both in Ditton and the wider area.

If this 24 hour serving hatch were permitted this may set a precedent for other shops in the area including at Ditton parade. This is detrimental to the whole of Ditton on the New Road side of the A20. It is a residential area and the disturbances for those of all ages living in the area is not acceptable.

This is not a vital service it is not serving the best interests of the community and may in fact be harmful.

There will be families in Ditton who are living with alcohol problems and 24 hour hatch could be too tempting for those people. This is why licensing laws are so strict in the first place yet here someone is trying to circumvent In a variety of ways the health and safety of those who live in Ditton.

I am sure TMBC would think very carefully if the request was for a public house in a residential area to be open all night so it seems very foolish to allow a 24 hour hatch for delivery vehicles such as Eat/Uber etc to collect goods (which can include alcohol)

The problem of litter and broken glass and tins needs to be discussed also as it is likely people will leave litter around for 24 hours a day if the shop can serve 24 hours a day.


I am worried that youngsters - and older people too may end up taking alcohol /food/crisp packets etc onto the community centre grounds - at all hours of the night - leading to anti social behaviour and litter - a problem which would extend from one end of New Road at the London Road And possibly onto the Recreation Ground - right up to the community centre and beyond Kiln Barn Road.

I believe this application for a serving hatch to be available 24 hours a day would be highly detrimental to all those who live in Ditton.

We need to set an example to all in our community and put an end to this application.

Kind Regards

Deborah Barton


Ditton
Aylesford
Kent
ME20 6AJ

Sent from my iPhone

From: Colin Jones
To: Licensing Services
Subject: 20250228-Objection_to_Application_for_Variation_of_a_Premises_Licence
Date: 28 May 2025 16:07:14

Dear Sir or Madam,

I am writing to formally object to the proposed application by Henley Retail DT Limited for the variation of the Premises Licence for One Stop, New Road, Ditton to extend their hours of sale of alcohol from 00:00 until 24:00 on Mondays to Sundays, and also to replace the current Conditions with those attached to the application.

As a resident of Scott Close, Ditton, I am concerned about the potential impact on our community, including increased noise, significant traffic during late hours, and the risk of alcohol-related disturbances. Extending the hours of alcohol sales may also contribute to anti-social behavior, which could compromise the safety and wellbeing of residents, especially families with children.

Our neighborhood prides itself on maintaining a peaceful, family-friendly environment, and I believe that such an extension could undermine that atmosphere. I respectfully urge the council to consider these points and to prioritize the wellbeing of local residents when making their decision.

Thank you for your attention to this matter. I trust that the decision will prioritise the interests and well-being of the local community.

Yours sincerely,
Colin Jones



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From: [Anna Smith](#)
To: [Licensing Services](#)
Subject: One Stop 24hr petition New Road OBJECTION
Date: 28 May 2025 19:59:22

Anna Hrusc
[REDACTED]

Ditton

Kent

ME20 6AD

To whom it may concern,

I would like to express my strong objection to the 24 hour opening of One Stop on New road in Ditton. Not only does this cause excessive traffic more than usual along the road that already struggles, it could also lead to antisocial behaviour down New Road and upset local residence. The noise late at night of traffic and people is an unnecessary disturbance. I already get rubbish thrown in my front garden and people loitering on a shared access drive to the old rec drinking, smoking shouting and waking my children and I through the night. This will only exacerbate the issue. There is no logical reason for the 24 hr opening, the shop already has extended hours and there is a garage on London Road that is already 24 hrs opening hours. This is an extremely ill considered preposition by the shop for those who live situated around the One Stop. Please please do not allow this to happen.

Kind regards,

Anna Hrusc
[REDACTED]

Sent from my iPhone

Samantha Kemp

From: Jeanette Wessen <[REDACTED]>
Sent: 27 May 2025 12:46
To: Licensing Services
Subject: Re: License extension application - one stop 50 new road, Ditton
Categories: Katie, Sam

[REDACTED] new road, Ditton, Aylesford, Kent, me20 6ae

On Tue, 27 May 2025 at 13:45, Licensing Services <Licensing.Services@tmbc.gov.uk> wrote:

Good afternoon

Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

Kind regards

Licensing Team

Tonbridge and Malling Borough Council

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From: Jeanette Wessen <[REDACTED]>
Sent: 24 May 2025 20:19
To: Licensing Services <licensing.services@tmbc.gov.uk>
Subject: License extension application - one stop 50 new road, Ditton

Dear Licensing Team,

Re: Representation Regarding Application for Extended Licensing Hours at One Stop, 50 New Road, Ditton

I am writing to submit a formal representation in response to the above application to extend the licensed hours of sale under the Licensing Act 2003. As a local resident living near the premises, I strongly object to this application on the grounds that it will undermine multiple licensing objectives and negatively affect the wellbeing of those living in the area.

The One Stop is situated on a residential road, surrounded by family homes. Extending the hours of sale will significantly disrupt the peace and safety of the neighbourhood and negatively impact a large number of people, particularly children, the elderly, and those with health conditions or shift work who rely on quiet during late and early hours.

The extension of hours is highly likely to increase noise from customers, car engines, loud conversations, and loitering; especially at unsociable hours when ambient noise is low and disturbances carry further. Residents already experience late-night disruption, and these new hours would worsen the situation.

Additionally, there is already a notable issue with litter around the premises, including food packaging, alcohol containers, and other waste. Increased trading hours will result in higher foot traffic and more rubbish, further damaging the cleanliness and visual amenity of the neighbourhood. This clearly undermines the licensing objective of preventing public nuisance.

There are growing concerns within the community about drug use and anti-social behaviour near the premises, particularly after dark. The proposed extended hours may increase the likelihood of the area becoming a late-night gathering point, heightening the risk of drug-related activity and public disorder. This poses a safety risk to residents and undermines efforts to keep our area safe and family-friendly.

The Licensing Act 2003 clearly sets out the importance of preventing crime and disorder. Extending hours without clear measures to address these risks would be contrary to this objective.

This is a family-oriented area, with many children walking past the shop daily. Extending alcohol sale hours increases the risk of children and young people being exposed to intoxicated individuals or inappropriate behaviour, particularly in the evenings. There is also concern that later trading hours could make it easier for alcohol to be obtained by underage persons, especially if staffing levels are reduced at night.

This proposal does not take into account the significant impact it will have on a densely populated residential area. The extension of licensing hours is not aligned with the Licensing Act 2003 objectives and will contribute to an increase in noise, public nuisance, crime, and harm to children.

I respectfully urge the licensing committee to reject this application in the interest of protecting our community and upholding the core principles of the Licensing Act.

Many thanks,

Jeanette Wessen



Resident of New Road, Ditton

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Samantha Kemp

From: Charley Jones [REDACTED]
Sent: 27 May 2025 13:12
To: Licensing Services
Subject: Re: 50 new road

Hi,
Address is [REDACTED] new road Ditton

Charley
Sent from my iPhone

> On 27 May 2025, at 12:45 pm, Licensing Services <licensing.services@tmbc.gov.uk> wrote:

>

> Good afternoon

>

> Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

>

> Kind regards

> Licensing Team

> Tonbridge and Malling Borough Council

>

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> -----Original Message-----

> From: Charley Jones [REDACTED]

> Sent: 24 May 2025 20:36

> To: Licensing Services <licensing.services@tmbc.gov.uk>

> Subject: 50 new road

>

> Good evening,

> I am writing to object to the new operating hours that have been requested by one stop Ditton, the shop absolutely does not need to be open 24/7 when there is a 24 hour shop within a 5 minute walk of multiple access routes, our road is a residential road that does not need any more disruption than the shop already causes.

> The constant issues with Lorrie's blocking the road and driveways, the constant litter and the constant cars parking over people's driveways and playing extremely loud music at all hours.

> I am very concerned for the community and myself who live here that this will have a massive impact on our small community.

>

>

> Kind regards

> Charley

> Sent from my iPhone

>

>

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> www.forcepoint.com

Samantha Kemp

From: Harry Herbert [REDACTED]
Sent: 27 May 2025 18:37
To: Licensing Services
Subject: Re: License extension one stop 50 new road

Thank you for your speedy response

My address is
Mr Harry Herbert
[REDACTED] new road
Ditton
ME206AD

Sent from my iPhone

> On 27 May 2025, at 12:45, Licensing Services <licensing.services@tmbc.gov.uk> wrote:

>

> Good afternoon

>

> Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

>

> Kind regards

> Licensing Team

> Tonbridge and Malling Borough Council

>

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> -----Original Message-----

> From: Harry Herbert [REDACTED]

> Sent: 24 May 2025 20:38

> To: Licensing Services <licensing.services@tmbc.gov.uk>

> Subject: License extension one stop 50 new road

>

> I would like to express my concerns to the licence extension to the premises One Stop 50 new road Ditton ME206AD, as a resident I feel that the licence extension is not required as I believe that this will have a grave impact on our quiet residential road and will increase noise, disruption and litter to our community.

> The road already experiences high levels of problems regarding the shop during its normal hours of operation including high levels of noise and disruption during but not limited to deliveries as well as littering and rubbish extending from the shop and congestion from traffic and we feel that this would only become worse with extended hours and as I believe it would encourage antisocial behaviour and loitering. This road is generally quiet and I as well as others in the community do not want cars bike and foot traffic pulling up at all hours of the night causing disruption and making some residents fearful as their front doors are quite close to the shop as well as the public footpath and to have people up and down outside your house in the early hours of the morning will be quite unsettling for me as well as others.

>

> Kind regards

> Mr Harry herbert

>
>
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> www.forcepoint.com

Samantha Kemp

From: CATHY FRANCKE [REDACTED]
Sent: 27 May 2025 12:57
To: Licensing Services
Subject: Re: Application for 24 hour licence at One Stop, New Road Ditton. ME20 6AD
Categories: Katie, Sam

Good afternoon,

Please note that my home address is

[REDACTED] New Road, Ditton. ME20 6AD

Regards,

Cathy Francke

Sent from [Outlook for Android](#)

From: Licensing Services <Licensing.Services@tmbc.gov.uk>
Sent: Tuesday, May 27, 2025 12:45:54 PM
To: CATHY FRANCKE [REDACTED]
Subject: RE: Application for 24 hour licence at One Stop, New Road Ditton. ME20 6AD

Good afternoon

Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

Kind regards

Licensing Team

Tonbridge and Malling Borough Council

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From: CATHY FRANCKE [REDACTED]
Sent: 24 May 2025 21:19
To: Licensing Services <licensing.services@tmbc.gov.uk>
Subject: RE: Application for 24 hour licence at One Stop, New Road Ditton. ME20 6AD

Dear Sir/Madam,

As a local resident of New Road Ditton, I am writing to express my grave concern at the request from the Proprietors of the above-mentioned store for a 24-hr licence. The shop is currently open from 6 a.m. to 10pm daily.

As this is a quiet residential area I can see no fit purpose for this request, but only to attract customers either looking for alcohol in the middle of the night or early hours of the morning. There are many families living closer to the shop with young children and small babies, and a potential disturbance in the middle of the night by a significant group of customers, so may loiter outside of the shop, can only cause upset.

I would seriously ask, that you consider any application for said licence with the residents in mind. I have spoken to quite a few of them in the last week, and NOT ONE has said what a good idea this is.

Not only this, but with limited parking on New road, this would only cause further problems.

I look forward to hearing your response.

Yours faithfully,

Sent from Outlook for Android

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Samantha Kemp

From: heather lawrence [REDACTED]
Sent: 27 May 2025 14:34
To: Licensing Services
Subject: RE: One Stop New Road

Thank you.

Our address is [REDACTED] New Road, Ditton, Aylesford, Kent. ME20 6AD.

[Yahoo Mail: Search, organise, conquer](#)

On Tue, 27 May 2025 at 12:46, Licensing Services
<Licensing.Services@tmbc.gov.uk> wrote:

Good afternoon

Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

Kind regards

Licensing Team

Tonbridge and Malling Borough Council

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From: heather lawrence [REDACTED]
Sent: 25 May 2025 16:12
To: Licensing Services <licensing.services@tmbc.gov.uk>
Subject: One Stop New Road

Dear Sirs,

I am horrified to hear that the One Stop have applied to be open 24hrs.

Whilst I understand that this is service only from a hatch, this will lead to extra traffic up the road and also people possibly walking, being loud and drinking in the street.

We live at number [REDACTED] and when the pub was open it was a nightmare.

Even now we get bottles and rubbish left in our garden and this will only lead to more.

There is no need for this shop to open 24hrs. Please officially register our objection to this application.

Heather and Kevin Lawrence

Yahoo Mail: Search, organise, conquer

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Samantha Kemp

From: Julie Read [REDACTED]
Sent: 28 May 2025 11:31
To: Licensing Services
Subject: RE: 24 hour licence application One stop New Road

Categories: Sam

[REDACTED] Woodlands Road Ditton ME20 6EY

Thank you

Kind Regards

Julie Read

[Yahoo Mail: Search, organise, conquer](#)

On Wed, 28 May 2025 at 7:46, Licensing Services
<Licensing.Services@tmhc.gov.uk> wrote:

Good morning

Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

Kind regards

Samantha Kemp

Licensing Officer

Tonbridge and Malling Borough Council

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From: Julie Read [REDACTED]
Sent: 27 May 2025 17:00
To: Licensing Services <licensing.services@tmbc.gov.uk>
Subject: 24 hour licence application One stop New Road

Dear Sir

I live in Woodlands Road ME20 6EY.
I am writing to object to this application.

New Road is a family residential area, with a supported living facility housing older people and as such is entirely unsuitable for a 24 hour shop.

The noise regardless of whether the shop is physically open to the public or not with increased traffic as drivers collect orders all through the night will be disrupted.

The temptation for young underage drinking to increase and the further growth of anti social behaviour needs consideration, particularly as alcohol could be obtained through an on line app without scrutiny of the customer is of concern, and could be impactful on public health and of the growth of anti social behaviour.

If this were permitted this may set a precedent for othe shops in the area including at Ditton parade, this is detrimental to the area which is residential, the disturbances for those living in the area is not acceptable.

This is not a vital service it is not serving the best interests of the community and may in fact be harmful. There will be families in our community who are living with alcohol problems we wouldn't allow a pub in a residential area to be open all night so why are we even considering this application.

I asked the shop owner directly today and he advised its not for the sale of alcohol his notice tells a different story.

I already when out walking in the area am forever picking up bottles and cans from the streets and public footpaths this in itself will no doubt increase we already have issues with antisocial behaviour . We need to set an example to our young people and put an end to this application.

Kind Regards

Julie Read resident of Woodlands Road

Yahoo Mail: Search, organise, conquer

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From: Nicola
To: Licensing Services
Subject: RE: Weekly trackers - 25/00440/PREM
Date: 27 May 2025 10:02:36

Good Morning

Ditton Parish Council has concerns about the application to increase the hours that alcohol can be sold at the One Stop in New Road in Ditton and would make the following comments:-

1. Whilst the change is not affecting customers, there is a risk of additional noise affecting neighbours from delivery/collection via cars and motor bikes/scooters – outside normal social hours.
2. It could lead to additional crime as people would be aware of collections taking place here.
3. It is not clear what area this collection service would cover – could be much wider.
4. There appears no commercial reason to provide this – Tesco [One Stop owner] shut the 24 hour opening at the Lunsford Park store.
5. These concerns will be forwarded to the TMBC Council Members for Ditton and also KCC Cllr Andrew Kennedy and our MP, Helen Grant.

Regards

Nicola

(Mrs) Nicola Greenaway
Clerk of the Council

Ditton Parish Council
The Community Centre
Kilnbarn Road
Ditton
Aylesford, Kent ME20 6AH

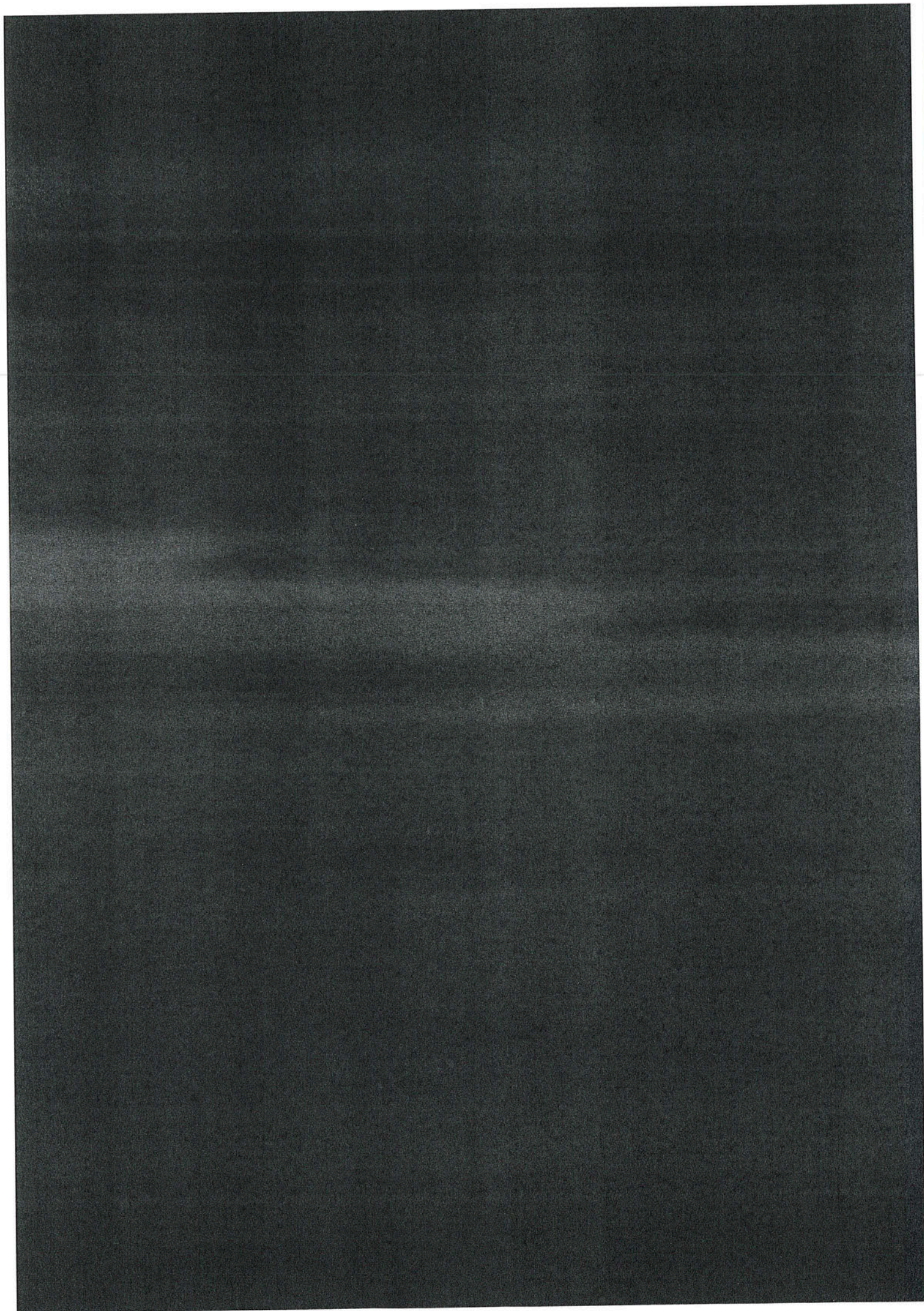
Tel: 01732 844749 E-mail: clerk@dittonparishcouncil.gov.uk



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From: Andrew.Kennedy@kent.gov.uk
To: [Licensing Services](#)
Cc: [REDACTED]
Subject: 25/00440/PREM
Date: 27 May 2025 13:11:17

Dear Sir or Madam

I have been contacted by many residents in Ditton who are concerned about the above application to extend the trading hours of the One Stop shop in New Road to 24 hour.

I understand the concerns of residents and I support their opposition.

New Road is a residential area with little or no on-street parking. Regardless of the commercial need for such an extension, which I appreciate is not a legal consideration, I am concerned that any extension would bring increased traffic and footfall, cause additional noise resulting in disturbed sleep for residents, possible increases in anti-social behaviour and litter. I believe such a change would set a precedent for other nearby retailers in Woodlands Parade and could result in a fundamental change to the ambiance of this of this residential area.

Yours sincerely

Andrew Kennedy

Andrew Kennedy

*Proudly representing the residents of Aylesford, Blue Bell Hill, Burham,
Ditton, Eccles, Kits Coty, Peters Village, Walderslade and Wouldham on Kent County Council*

Deputy Cabinet Member for Adult Social Care
Kent Mental Health Champion

Click [HERE](#) to sign-up for my monthly e-newsletter

Follow my work for our community at Facebook.com/CllrAndrewKennedy

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