

Great Chart with Singleton Parish Council



Chilmington Green Working Group Meeting and Planning held remotely on Tuesday 4th January 2022 starting at 6.30 pm MINUTES

PRESENT: Cllrs P Barker, Y Barker, Sullivan, Wiffen, Paula Cowperthwaite (Deputy Clerk), Faye Tomlinson (ABC), 1 member of public

1. Apologies for Absence

None received

2. Declarations of Interest

2.1. Disclosable Pecuniary Interests

None

2.2. Other Significant Interests

None

2.3. Other Interests

None

3. Minutes of the previous meetings

The minutes of the meeting held on 4th December 2021 were duly approved as a true record.

Proposed: Cllr Wiffen	Seconded: Cllr P Barker	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4. Planning applications for Consideration

4.1. Planning application number [17/01334/CONB/AS](#)

Land at Chilmington Green, Ashford Road, Great Chart, Kent

Discharge of condition 1 (SUDS)

This application has now been withdrawn and resubmitted as Item 4.4.

4.2. Planning application number [21/02165/AS](#)

Land at Chilmington Green, Ashford Road, Great Chart, Kent

Reserved matters application for the amended Landscaping Works to the Phase 1 Northern Gateway (Access A) at Chilmington Green pursuant to planning permission 12/00400/AS

A discussion was held regarding the types of trees that should be used in the landscaping and the number of trees that have already died on the east side landscaping.

There is a concern that the far side of the roundabout might be 'forgotten' about, who will take responsibility for it. The roundabout looks good at the moment, but it will look poor if neglected and will not promote the Chilmington development. It was suggested that Cllr Blanford (ABC) or Cllr Simkins (KCC) may be able to push to improve the overall look of the development entrance in the short term.

The committee resolved to comment that the design needs to be improved if it is to match the landscaping on the east side, as stated in previous plans. There is also concern that a large proportion of trees planted on the east side have since died and this should be prevented here where possible.

Proposed: Cllr Wiffen	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.3. [Planning application number 21/02135/AS](#)

Old Chilmington, Chilmington Green Lane, Chilmington Green, Ashford, TN23 3DP

Replacement of ceramic tile kitchen floor with a flagstone floor and removal of a solid brick kitchen island unit.

The committee resolved to support the application as the alterations being made will only improve the dwelling.

Proposed: Cllr P Baker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.4. [Planning application number 21/01611/CONA/AS](#)

Land at Chilmington Green, Ashford Road, Great Chart, Kent

Discharge of condition 1 (Pond 3 details)

There is concern about the ability of the current ditch to take the increased level of water possible here, it was only designed to take A28 water, not water from the development as well. The applicant is claiming the work has already been carried out, so applying for the condition to be discharged. The letter from ABC to Hodsons dated 17th November 2021 stated that SUDS development should be part of the work that must be carried out.

The KCC footpath that runs from Chilmington Lakes to the primary school is still flooding.

There is a concern regarding the output of the drainage pipe. The pipe can be controlled but the pond can only take a finite amount of water, and this will then flood.

All of the new SUDS were designed to drain down to a large SUDS to the south of the development which has not been built and is unlikely to be built in the next few years. The water is now draining to the A28 SUDS which was not designed to take it. These SUDS should be up to the same standard as the SUDS at the bottom of Bartletts Lane, as both will be taken over by the CMO in due course.

There was discussion around the need for lifebuoys and why the proposed benches have been taken out.

The committee resolved to object to this application as the A28 SUDS is not suitable to take water from the development; the SUDS that should have been built at the south side of the development are not yet in place; the SUDS proposed are not to the same standard of SUDS on other parts of the development.

Proposed: Cllr P Barker	Seconded: Cllr Wiffen	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.5. [Planning application number 21/01914/AS](#)

Proposed school site land south east of, Ashford Road, Great Chart, Kent

This agenda item was discussed first to allow Faye Tomlinson (FT) from ABC to

attend.

The access to the school is based on build out rates, but this is running approximately two years behind schedule and this is a recognised issue. There is minimal reference to active travel routes in the application, and there are concerns within KCC about coach travel and parking spaces. There is an addendum to move the coach drop off and add some additional parking, but this is still not suitable as the drop off area is curved. There is further work needed to the application before it is acceptable but the addendum is a move in the right direction. A meeting will take place between Faye and the applicant in the next couple of weeks.

The access roundabout and closure of Chilmington Green Road (CGR) are conditions of the outline application, but action cannot be taken until the developer is in breach of the conditions and by then the issues will have occurred.

It was queried whether the school development will be pushed through even if CGR is not closed. There has not been a definitive answer for this as yet. An email from the school to IW will be forwarded to FT as it states that they would not be able to open without CGR being closed and the access roundabout being open. Cllr Barker asked if there were any reassurances that what is needed will happen as the process goes through, and if the ideal scenario doesn't happen, will something good enough happen. FT noted that she needs to speak to the applicant in more detail to discuss what can be agreed to.

It was queried whether these issues can be raised further up the government line to ensure this important educational building happens as it should, as it is not just for the benefit of the Chilmington development.

It was noted that cycle spaces have increased, and parking spaces have been raised from 119 to 132 with 2 disabled spaces, 2 minibus spaces, 5 coach spaces and 1 delivery bay. There are expected to be 120 staff needing parking spaces, but they will not all be full time. It was also noted that visitors will need parking space, particularly if there will be multi-agency meetings held at the school.

The committee raised the issue of coaches turning into the school entrance by driving out over the other side of the road – especially if a coach is also coming out. This will be less of an issue if CG road is closed off, but this may not happen straight away. There may also be an issue if the school opens before appropriate public transport is available and parents opt to drive and park. There were also concerns that parents will turn back to the A28 for exiting.

KCC have asked for archeological field work to be carried out before building starts. FT is not fully informed on this issue so needs to look into this further. The requested objection refers to difficulties carrying out the site archaeological examinations at the primary school. It was suggested that this could be due to the high water table in the area making winter excavation challenging, hence the request for a summer excavation.

It was requested that green energy be considered as part of the Phase 2 conditions in the plans. FT explained there is a requirement that green energy be supplied on existing green space to allow another 2FE in future plans. It is hoped the rest of the Chilmington development will have developed in terms of bus routes so that any additional parking spaces needed will be absolutely minimal in later stages.

Cllr Y Barker noted that electric charging should also be provided as part of the disabled parking spaces. This isn't the law but is good practice. Cllr P Barker queried if there will be any storage for solar power generated, to use during the evenings.

It was also noted that there will likely be additional traffic through Great Chart,
Chilmington Green Working Group Meeting and Planning Meeting 4th January 2022

and also Singleton if CGR is not closed off. Existing road surfaces on Bartletts Lane are being torn up by delivery trucks due to the poor state of the road infrastructure.

The committee resolved to object to the application and comment as follows:

Great Chart with Singleton Parish Council object to this application until assurance can be given that the school will not open before the access roundabout is in place and Chilmington Green Road has been closed off.

The council also have concerns about:

- the limited number of parking spaces
- the poor layout of the coach drop off area
- the lack of inclusion of green energy to power the school, but also for electric car charging points – including in the disabled spaces
- the need for active travel routes to the school from outside of the Chilmington development red line

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

5. Chilmington Stakeholder Group and South Ashford Garden Community

No meetings held

6. Planning Applications approved

These had been sent to members prior to the meeting, no comments made.

7. Date and venue of next meeting

The next meeting will be held online on Tuesday 8th February 2022 at 6:30pm

The meeting closed at 19:45pm

Signed as a true record by

Cllr Yolanda Barker _____ Date: _____