

Great Chart with Singleton Parish Council



Planning Committee Meeting held on Tuesday 7th July 2026 at 10:30am at Great Chart Playing Fields Pavilion **MINUTES**

PRESENT: Cllrs Y Barker, P Barker, Gathern. Cllr Blanford (ABC), Paula Cowperthwaite (Deputy Clerk) and 3 members of public.

1. Apologies for Absence

Cllrs Sullivan, Tate

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 committee resolved to approve the minutes of the previous meeting held on Tuesday 2nd June 2026 as a true record.

Proposed: Cllr P Barker	Seconded: Cllr Gathern	Vote for: 3
Against: 0	Abstain: 0	Motion carried

Public Participation: There will be 15 minutes of the meeting to hear public questions and comments. - None

4. Planning applications for Consideration

4.1. [PA/2026/0608](#)

35 Manorfield, Singleton, TN23 5YW

Extension of existing 1.8m fence to the front of the property
Concerns were discussed in relation to the impact on the street scene, and pedestrian safety, particularly in relation to women and girls. The committee resolved to object to this application.

Proposed: Cllr P Barker	Seconded: Cllr Y Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.2. [PA /2026/0959](#)

19, Hoppers Way, Singleton, TN23 4GP

First floor front extension with addition of cladding.

A precedent has already been set within the street. The committee had no planning related concerns and resolved to support the application.

Proposed: Cllr Gathern	Seconded: Cllr Y Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.3. [PA/2026/0969](#)

Land North East of Nellen Farm, Sandy Lane, Great Chart, Ashford.

Proposed dwelling with associated amenity space to provide essential farm worker accommodation.

The applicants read a statement to those present.

The committee noted that the application is for a thriving farm that needs someone to work on site. It would also reduce vehicle movements to and from the farm if the worker was on site. The Council requests that an agricultural condition is applied to restrict it to farm work accommodation and not to be sold separately without planning permission.

The committee resolved to support this application.

Proposed: Cllr P Barker	Seconded: Cllr Y Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.4. [PA/2023/1019](#)

Beult Barn, Ashford Road, Great Chart, Ashford, TN23 3DH

Demolition of existing general storage, warehousing and workshop and replacement with new buildings for E(g) Uses which can be carried out in a residential area without detriment to its amenity, and Storage and Distribution (Class B8) use with associated parking.

Concerns were primarily raised about the proximity to an ancient monument. It will be an over-intensification of the area and there will be large buildings that will be visible above hedge lines, therefore affecting the street scene.

There are no turning points or parking shown for the lorries that will use the site, and it should be noted that lorries should not travel through the village, they should access the site from the A28.

However, the committee recognise that the site does need to be improved from its current status.

The committee also requested that Cllr Blanford call in the application.

Proposed: Cllr P Barker	Seconded: Cllr Gathern	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.5. [PA/2026/0095](#)

Barn At, Little Singleton Farm, Goldwell Lane, Great Chart, TN26 1JS

RECONSULTATION Conversion of barn to single dwelling - Self build and hardsurfacing to the existing access

The committee resolved to support this application and to note that the previous comments still stand.

Proposed: Cllr Y Barker	Seconded: Cllr P Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.6. [PA/2026/0121](#)

Barn At, Little Singleton Farm, Goldwell Lane, Great Chart, TN26 1JS
RECONSULTATION Listed Building Consent for the conversion of barn to single dwelling

The committee resolved to support this application and to note that the previous comments still stand.

Proposed: Cllr Y Barker	Seconded: Cllr P Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.7. [PA/2026/0753](#)

Land at 10 Eggringe, Singleton, Ashford, TN23 4XT

Proposed detached two-storey, four-bedroom dormer bungalow and two single garages; one for the existing and one for the new building, following the demolition of the existing garage at 10 Eggringe.

This site has had previous planning applications submitted that have either not been successful, or not carried out.

The committee resolved to object to this application as it has concerns that the parking is not sufficient for the proposed dwelling. There will also be access issues where there is no turning space for the three parking spaces, and a long access route to reverse along. The plan will also overdevelop the plot.

Proposed: Cllr P Barker	Seconded: Cllr Y Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.8. [PA/2026/0750](#)

57 Highwood Drive, Chilmington Green, Ashford, TN23 8AA

Conversion of garage to habitable space and changes to fenestration.

There are currently doors on the double garage, these need to be removed to create 2 parking spaces as per TRA3. Otherwise, there will be no off-street parking for this dwelling.

The committee resolved to object to the application and to ask Cllr Blanford to call the application in.

Proposed: Cllr Y Barker	Seconded: Cllr Gathern	Vote for: 3
Against: 0	Abstain: 0	Motion carried

5. Planning Decisions

PA/2025/1305

Land North of, 15 Cowslip Court, Chilmington Green – Erection of two dwellings with attached garages and ancillary development including landscape enhancements.

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000002eRMvIAM>

PC: Support

ABC: Approve

PA/2026/0090

Land Northwest of The Barn, Chilmington Green Road, Great Chart – Erection of stable and tack, 1.8m high boundary fence, changes to access including additional hardstanding and new gate following demolition of previous stable

and tack. (retrospective)

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000004BVivIAG>

PC: Object

ABC: Refuse

6. Appeal Decisions

AP-90826 (PA/2025/222)

37 Bishops Green

Fencing around property (retrospective)

PC: Object

ABC: Refuse

Inspectorate: Refusal of planning permission

7. Chilmington

To receive the latest updates on planning issues relating to the Chilmington development

- Pearmain Way walking route – a response from KCC has explained that the route through Parcel K is not viable as it is privately owned. The developers have been approached previously but do not wish to allow a temporary pathway
- PROW AW219 temporary closure – the closure is for footpath improvements and the intention is for the work to be completed before the Chilmington school reopen in September.

8. Date and venue of next meeting

The next meeting will provisionally be held at 9:30am on Tuesday 11th August 2026 at the Great Chart Playing Fields pavilion, unless valid planning applications are received before then.

The meeting finished at 10:35am.

Signed as a true record by;

Cllr Yolanda Barker: _____

Date: _____