

# Great Chart with Singleton Parish Council



## Chilmington Green Working Group Meeting and Planning held remotely on Tuesday 8<sup>th</sup> February 2022 at 6.30 pm MINUTES

**PRESENT:** Cllrs P Barker, Y Barker, Sullivan, Wiffen, Paula Cowperthwaite (Deputy Clerk), Cllr Blanford (ABC), 3 members of public

### 1. Apologies for Absence

Cllr McClintock

### 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 4<sup>th</sup> January 2022 were duly approved as a true record.

<b>Proposed:</b> Cllr Sullivan	<b>Seconded:</b> Cllr Wiffen	<b>Vote for:</b> 4
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

### 4. Planning applications for Consideration

#### 4.1. Planning application number [21/02248/AS](#)

##### **Parcel K, Land at Chilmington Green, Ashford Road, Great Chart, Kent**

Reserved matters application pursuant to planning permission 12/00400/AS to consider the layout, scale, landscaping, and appearance of development for 47 residential dwellings, within land parcel K within Main APP Phase 1

This application has been submitted as the plans have changed slightly due to a new developer taking on the plot.

- Cllr Blanford noted that the KCC report had highlighted the lack of car parking, and that two spaces per house with no other parking is not acceptable. Cllr Y Barker agreed that it doesn't follow Policy TRA3 from the Ashford Local Plan, which requires 3 spaces for a 4+ bed house, and visitor parking at 0.2 spaces per dwelling. KCC also noted that all visitor parking alongside soft verges should be 2.5m wide to stop people stepping on to the verges. A lot of the parking is situated at the rear of properties and experience shows that residents will park at the front of their house and block the road to larger vehicles. There is no appropriate disabled parking.

- There are gates marked on the plans, but this should not be a gated community as it is against the design policy.
- The ponds that were originally planned for the top of the slope between the existing development and the new development, have been moved alongside the A28 towards the bottom of the slope. The plans for the footpaths are not clear. Concerns were raised around the ongoing maintenance of these areas, and the designated wildflower meadow area at the top of the slope.
- No plans for solar panels, electric car charging points, heat pumps, or other green energy.
- There needs to be appropriate drainage across the development to ensure the areas at the bottom of the slope do not flood. It was noted that a new application has been submitted to start to link up with whole SUDS system to the south west drainage.

Cllr Y Barker wanted to explain within the meeting minutes that; there have been requests for access directly from the A28 but this cannot happen as it would make a dangerous access point; methane checks should be carried out to ensure levels are safe; some local roads will be upgraded but others will remain as country lanes as per the current rural environment. Cllr Blanford noted that construction traffic will come through the existing development, and these roads don't currently have a top surface due to this. Unfortunately for those living there, this will not be finished until all related construction work is completed.

Chilmington Green Road will not be dualled, part of it will be blocked off and a new access roundabout is planned.

The committee resolved to object to the planning application for the reasons noted above.

<b>Proposed:</b> Cllr Y Barker	<b>Seconded:</b> Cllr Wiffen	<b>Vote for:</b> 4
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

#### 4.2. [Planning application number 18/00733/CONG/AS](#)

##### **Land adjacent The Barn, Chilmington Green Lane, Chilmington Green**

Discharge of condition 15 (Ecological Mitigation Area Management Plan)

There were no comments made, other than the ecological mitigation reports are rather long and technical.

It was noted that if the CMO are not happy with any shared areas they will not take them over.

The committee resolved to support the planning application.

<b>Proposed:</b> Cllr Y Barker	<b>Seconded:</b> Cllr P Barker	<b>Vote for:</b> 4
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

#### 4.3. [Planning application number 22/00024/AS](#)

##### **Parcels D & H at Chilmington Green, Great Chart**

Reserved Matters application pursuant to planning permission 12/00400/AS to consider the construction of 173 dwellings on Land Parcels D and H - Main AAP Phase 1, together with associated roads, parking, landscaping public open space and infrastructure."

- Policy TRA3 is not being followed regarding visitor space numbers.

- There is some affordable housing being allocated, 1 will be wheelchair accessible with a through lift and extra wide parking space, but the bedroom is on the 3<sup>rd</sup> floor which will not be accessible without power for the lift.
- No solar panels, no electric car charging, no heat pumps, or other green energy.
- In relation to blocks of flats, the siting of the visitor parking is not clear or close, and there is no consistency in terms of number of flats vs spaces.
- Cllr Y Barker noted that the space standards criteria checklist is not being met in relation to private garden and refuse stores.
- Foul water from the whole of the Chilmington site drains into the river Stour, surface water nearly all into the river Beault. The small exception on the latter is the development by Brisley Farm, but this is not mentioned in the application.
- There are a number of single lane roads making traffic movements difficult. There is an issue around traffic movements on this development due to the number of single lane roads.

The committee resolved to object the planning application for the reasons noted above.

<b>Proposed:</b> Cllr P Barker	<b>Seconded:</b> Cllr Y Barker	<b>Vote for:</b> 4
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

## 5. Chilmington Stakeholder Group and South Ashford Garden Community

A meeting was held on 26 January 2022. The secondary access area had already been raised with KCC by Faye Tomlinson. There is not sufficient space for two large vehicles to turn in/out at the same time.

It was a progressive meeting and is a useful tool for planning. However, there are many levels of engagement and this can be confusing for new people to familiarise themselves with.

There are no new residents on the group and this needs to be looked at to promote engagement.

CMO staff are really rooting for the new residents, and this is a huge plus for the community developing there. This would be improved further by having the CMO building onsite for residents to access.

Court Lodge application is still on hold, currently waiting for more information from the developers.

## 6. Planning Applications approved

No planning applications had been approved.

MOP spoke about the rectory planning application refusal due to massing issues. There are also issues around the management of projects within the church which mean a Grade 1 listed building may become at risk of closure.

## 7. Date and venue of next meeting

To confirm date and venue of next meeting, scheduled for Tuesday 15<sup>th</sup> March at 6:30pm.

The meeting closed at 20:15pm.

Signed as a true record by

Cllr Yolanda Barker \_\_\_\_\_ Date: \_\_\_\_\_