

# Great Chart with Singleton Parish Council



## Chilmington Green Working Group Meeting and Planning held remotely on Wednesday 20<sup>th</sup> July 2022 at 7.30 pm MINUTES

**PRESENT:** Cllrs P Barker, Y Barker, McClintock, Sullivan, Wiffen, Cllr Blanford (ABC), Paula Cowperthwaite (Deputy Clerk), 1 member of public

### 1. Apologies for Absence

None

### 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 10th May 2022 were duly approved as a true record.

<b>Proposed:</b> Cllr P Barker	<b>Seconded:</b> Cllr Wiffen	<b>Vote for:</b> 5
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

### 4. Planning applications for Consideration

#### 4.1. [Planning application number 22/00814/AS](#)

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

Infrastructure route which includes carriageway, footpath/cycleway, indicative locations of visitor parking bays, soft verges to the Phase 2 Green Spine / Discovery Park Link Road and SuDS attenuation ponds F3 and F5.

There was a discussion regarding the surface water leaving the large SUDS and where it will end up. It should not drain into the spring water ditch or the poorly maintained culvert under Chilmington Green Lane.

On the archeology plan there is an area where trenches T44-T47 will be dug and will potentially damage the mature popular trees roots and make them unstable.

It was suggested that it may be more practical if the Avenue was completed

before the Green Spine to allow access to the school.

The committee resolved to comment that the application needs a better explanation of the route where the surface water will go after exiting the SUDS and arriving at Chilmington Green Road, and that on the archeological plans, where trenches T44 to R47 will be dug, there seems to be unnecessary disturbance of the poplar tree roots opposite, which may pose a safety risk.

<b>Proposed:</b> Cllr Y Barker	<b>Seconded:</b> Cllr Wiffen	<b>Vote for:</b> 5
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

**4.2. Planning application number [12/00400/COAM/AS](#)**

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

Discharge condition 94 (Scheme for Retention of Historic Landscape Features)

The footpaths shown on the map are inaccurate. There is a new path from the Pig and Whistle farm towards the primary school, and also from Chilmington Lane towards the school but they are not shown on the map. There are footpaths not included in the Phase 2 plans as well.

There is a plan for the removal of hedgerows, but there should be a schedule for when the work is carried out to avoid them being removed years ahead of the development happening. They should also not be removed during nesting season.

The committee resolved to comment that the footpath maps used are inaccurate and that a schedule of works should be provided for the removal of hedgerows so that they are not removed too far in advance of the development happening, nor are they removed during nesting season.

<b>Proposed:</b> Cllr P Barker	<b>Seconded:</b> Cllr Sullivan	<b>Vote for:</b> 5
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

**4.3. Planning application number [19/01079/CONC/AS](#)**

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

Discharge of conditions 8(Hard and soft landscaping), 10(Planting plans - soft landscaping), 11(Adequate details - hard landscaping), 12(Landscaping management plan) & 13(Hard and soft landscaping - approved details)

The committee raised concerns about how readily available and easily obtainable replacement parts will be when they come to the end of their working life; about the proximity of play equipment such as balance beams and large rocks to each other; and that the exits for all these areas are on to road junctions where line of sight may be an issue, particularly in the spring and summer.

The council resolved to comment on the replacement parts, layout of play equipment and possible unsafe exits.

<b>Proposed:</b> Cllr Wiffen	<b>Seconded:</b> Cllr McClintock	<b>Vote for:</b> 5
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

#### 4.4. [Planning application number 22/00918/AS](#)

##### **3 Reedmace Close, Singleton, Ashford, Kent, TN23 5GE**

Proposed replacement of conservatory with two story rear extension with a larger footprint and loft conversion

A discussion was had on the impact of the new roof line and the street scene due to it currently being a bungalow, but these were not considered impactful. The parking is sufficient. There were no planning related objections.

The committee resolved to comment to ensure there is sufficient parking for the planned extra bedrooms.

<b>Proposed:</b> Cllr McClintock	<b>Seconded:</b> Cllr Wiffen	<b>Vote for:</b> 5
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

#### 4.5. [Planning application number 22/00868/AS](#)

##### **Daniels Water Farm, Vitters Oak Lane, Great Chart, Ashford, TN26 1JY**

Change of use and proposed erection of a light industrial building

This application is linked with 22/00866/AS. The plans are not accurate as they reference a hay barn that has not been built. The relevant planning application for the barn has now expired. The parking numbers included in each plan contradict each other.

The council concluded that it cannot comment on this application due to the inaccurate plans. A comment will be made to request that the application is withdrawn and resubmitted with correct plans, and that an officer should visit the site in person to compare the site plans with what currently exists.

<b>Proposed:</b> Cllr P Barker	<b>Seconded:</b> Cllr Sullivan	<b>Vote for:</b> 5
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

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

The CSG meeting held on 19<sup>th</sup> July was online due to rising Covid numbers. It was a practical and productive meeting that was well attended, and it was nice to see some new faces. It is hoped that a KCC councillor will be able to attend the next meeting.

Dissatisfaction was expressed at the name change for Discovery Park. There does not seem to be any reference in previous ABC minutes of this change being agreed. It was suggested that if people feel strongly about it, they can write to Cllr Gerry Clarkson, Leader of ABC Council.

There were also discussions around the lack of school signage on Mock Lane and Chilmington Green Road, and the lack of safe footpaths to allow children from Singleton and Kingsnorth to access the primary school on foot. It was agreed that the parish council would write to KCC Highways to highlight this urgent issue.

The notes of the meeting will be circulated in due course.

**6. Planning Applications approved**

These were circulated and are available on the website.

Cllr Y Barker and I Wolverson will attend the 17<sup>th</sup> August ABC planning meeting to speak on the Possingham planning application.

Cllr Blanford noted that the Blue Barn appeal that was turned down is now being taken by the applicant to Judicial Review.

ABC councillors have also had training on the new planning portal but the presentation itself did not go well and the system is still not fully functioning.

**7. Date and venue of next meeting**

Date of next meeting scheduled for 20<sup>th</sup> September 2022 at 6:30pm, to be held online.

The meeting closed at 21:00pm.

Signed as a true record by;

Cllr Yolanda Barker \_\_\_\_\_

Date: \_\_\_\_\_

Draft Minutes