

Great Chart with Singleton Parish Council



Chilmington Green Working Group Meeting and Planning held on Wednesday 25th January 2023 at 6.30pm in the Parish Office **MINUTES**

PRESENT: Cllrs P Barker, Y Barker, D Gathern, McClintock (dial in), Paula Cowperthwaite (Deputy Clerk), 1 member of public

1. Apologies for Absence

Cllrs Sullivan, Wiffen

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 24th August 2022 were duly approved as a true record.

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

4. Planning applications for Consideration

4.1. Planning application number [OTH/2022/3169](#)

Land Parcel I, Chilmington Green, Ashford Road, Ashford, Kent

Reserved Matters application, pursuant to planning permission 12/00400/AS, for appearance, landscaping, layout, scale and access for the construction of 145 dwellings on Land Parcel I – Main AAP Phase 1, together with associated roads, parking, landscaping public open space and infrastructure.

The proposed roads are narrow, and the refuse lorries will not be able to safely operate on them.

There are inconsistencies between some of the maps regarding which roads are primary and secondary routes.

There were concerns over the high number of multiple tandem parking spaces, with 4 tandem spaces per plot for an unacceptable number of dwellings.

However, it was noted that the number of allocated parking per dwelling is higher than previous applications, which was welcomed.

There were concerns over where wastewater being generated by the homes

would flow to and the inadequacy of the drainage systems off the site. It is possible that if using Riparian rights, it is unlikely that ditches will be cleared responsibly.

There was no obvious surface drainage route outside the red line.

There are no plans for any green energy measures such as solar panels or electric car charging point etc

The committee resolved to object to this application due to the narrow roads for refuse and emergency vehicles, concerns over how waste and surface water will flow once off site, lack of suitable parking and lack of green energy initiatives.

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

4.2. Planning application number [OTH/2022/3142](#)

Land Parcels F and G, Chilmington Green, Ashford Road, Ashford, Kent
Reserved Matters application, pursuant to planning permission 12/00400/AS, for appearance, landscaping, layout, scale and access for the construction of 96 dwellings on Land Parcels F and G – Main AAP Phase 1, together with associated roads, parking, landscaping public open space and infrastructure.

There are concerns about the number of parking spaces, especially around the studio dwellings.

There was concern that the access between the SUDS is a primary road, but does not show as an exit on to Chilmington Green Road, and may have the potential to become a rat run. It is directly opposite the busy school access point where a number of buses will be turning in and out of the school. This road appears to have been added since the initial designs, and pages 58 and 67 of the Design and Access Statement contradict each other in terms of whether there is a road there or not.

There were concerns around the refuse vehicle movement plans, which seem to be impossible unless the area becomes unsafe for pedestrians.

There are no plans for any green energy measures such as solar panels or electric car charging point etc

The committee resolved to object to this application due to incomplete information within the application and possible changes to the original design code.

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

5. Chilmington Stakeholder Group and South Ashford Garden Community

A CSG meeting was held on 24th January. It was noted that there has been a large number of new applications submitted as the deadline to submit all Phase 1 applications was 6th January 2023. The applications themselves are valid but do not appear to contain sufficient information so may take longer to follow due process than normal. Stodmarsh will still affect the outcomes of them for now.

There are drop-in sessions on Saturday 28th January at Great Chart Village Hall to discuss the green spaces plans.

The Kingsnorth Green application is moving very slowly and there has been very little progress on the Court Lodge application.

6. Planning Applications approved

None received.

7. Date and venue of next meeting

The date of the next meeting was proposed as Wednesday 15th February at 6:30pm, to be held in the Parish Office. This will then be followed by a second meeting on either 22nd February depending on availability and deadline extensions.

The meeting closed at 20:20pm

Signed as a true record by;

Cllr Yolanda Barker _____

Date: _____

Draft Minutes