

Great Chart with Singleton Parish Council



Chilmington Green Working Group Meeting and Planning held on Wednesday 15th February 2023 at 6.30pm in the Parish Office **MINUTES**

PRESENT: Cllrs Y Barker, P Barker, McClintock (from Item4.7), Sullivan, Wiffen, Paula Cowperthwaite (Deputy Clerk) and 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 25th January 2023 were duly approved as a true record of the meeting.

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

4. Planning applications for Consideration

4.1. Planning application number [OTH/2023/0033](#)

Land Parcel A1 and A2, 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 provision of allotments on Land Parcels A1 and A2 – Main AAP Phase 1, together with associated landscaping, parking, storage areas and infrastructure.

There were no planning related concerns.

The committee resolved to comment that birch trees would have been a better choice than oak trees at the entrance for this application.

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

4.2. Planning application number [OTH/2023/0034](#)

Land Parcel A5, 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 provision of allotments on Land Parcel A5 – Main AAP Phase 1, together with associated landscaping, parking, storage areas and infrastructure.

There was concern over the line of sight opposite the Jarvis exit due to the trees. The documents contradict the number of allotment plots, which may mean more

parking is needed. The number of plots and parking spaces should be confirmed. The committee resolved to comment regarding the allotment and parking numbers, and the line-of-sight concern for this application.

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

4.3. Planning application number [OTH/2023/0030](#)

Land Parcels CH1 & CH2, 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 114 dwellings, retail units (use class E) including a supermarket, office space (use class E) and a new public square on Land Parcels CH1 and CH2 – Main AAP Phase 1, together with associated landscaping, public open space, car parking and infrastructure.

It was suggested that the proposed office space should be built with conversion to residential in mind due to changing trends in the utilisation of retail space. The proposed market square is very small, and the design is characterless. Wildlife journeys across all parcels need to be considered.

There are insufficient green energy proposals across the public areas.

Parking for visitors is mixed with parking for residents above the shops and this may cause disagreements.

There is not enough information provided within the application to comment fully and it does not comply with the local plan or design code.

The committee resolved to object to this application based on the comments noted, and in agreement with other stakeholder comments already submitted on the planning portal.

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

4.4. Planning application number [OTH/2023/0019](#)

Land Parcel G10, 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 provision of and improvements to byway/footpath and cycle link on Land Parcel G10 – Main AAP Phase 1, together with associated landscaping, public open space and infrastructure.

The drainage plan is out of date and inaccurate compared to the design statement.

The committee resolved to object to this application as there is insufficient information across the application to be able to comment fully.

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

4.5. Planning application number [OTH/2023/0031](#)

Land Parcels EC6, EC7, EC8, F8 and EC17, 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 provision of ecological mitigation and water attenuation on Land Parcels EC6, EC7, EC8, F8 and EC17– Main AAP Phase 1, together with associated landscaping and infrastructure.

It was noted that the surface drainage information is incomplete and out of date, and that there needs to be more biodiversity in the tree choices.

The committee resolved to object to this application as there is insufficient information across the application to be able to comment fully.

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

4.6. Planning application number [OTH/2023/0032](#)

Land Parcel S1, Chilmington Green, Ashford Road, Ashford, Kent

Reserved Matters application, pursuant to planning permission 12/00400/AS, for appearance, landscaping, layout, scale and access for a cricket pitch, multi-use pavilion and associated sports facilities on Land Parcel S1 – Main AAP Phase 1, together with associated roads, parking, landscaping, public open space and infrastructure.

It was noted that the plans do not show details of the access road.

It does not have sufficient parking spaces for the cricket teams and visitors.

The double gate is a historic artefact that KCC and the CMO are aware of, and this and another five gateposts should not be destroyed during development.

There are no details on the makeup of the pavilion, and there are no obvious plans for green energy initiatives.

The committee resolved to object to this application as there is insufficient information across the application to be able to comment fully.

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

4.7. Planning application number [OTH/2023/0035](#)

Land Parcel DP3, 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 first phase of Discovery Park (Jubilee Park) Land Parcel DP3 – Main AAP Phase 1, together with associated landscaping and infrastructure.

It was noted that there needs to be more biodiversity provided in the landscaping choices.

The committee resolved to object to this application as there is insufficient information across the application to be able to comment fully.

Proposed: Cllr Sullivan	Seconded: Cllr McClintock	Vote for: 5
Against: 0	Abstain: 0	Motion carried

4.8. Planning application number [OTH/2023/0036](#)

Land Parcel EC9, 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 provision of ecological improvement works on Land Parcel EC9 – Main AAP Phase 1, together with associated landscaping and infrastructure.

The committee resolved to object to this application as there is insufficient information across the application to be able to comment fully.

Proposed: Cllr Wiffen	Seconded: Cllr Y Barker	Vote for: 5
Against: 0	Abstain: 0	Motion carried

4.9. Planning application number [PA/2023/0119](#)

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

Removal of conditions 8, 9, 10, 11, 12, and 13 and variation of condition 5 (all conditions relating to Play Space 1) attached to planning permission ref: 19/01079/AS for the construction of the Community Management Organisation (CMO) First Temporary Premises.

It was noted that Hodsons had made the commitment with the timeframe and should be held to this.

The committee resolved to postpone the discussion for this application until the meeting on 22nd February 2023.

Proposed: Cllr Sullivan	Seconded: Cllr P Barker	Vote for: 5
Against: 0	Abstain: 0	Motion carried

4.10. Planning application number [OTH/2023/0020](#)

Play Space 1, 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 Play Space 1 / Chilmington Square – Main AAP Phase 1, together with associated landscaping, public open space, play area and infrastructure.

The committee resolved to postpone the discussion for this application until the meeting on 22nd February 2023.

Proposed: Cllr Sullivan	Seconded: Cllr P Barker	Vote for: 5
Against: 0	Abstain: 0	Motion carried

5. Chilmington Stakeholder Group and South Ashford Garden Community

No meetings have been held.

6. Planning Applications approved

None

7. Date and venue of next meeting

The date and venue of next meeting was confirmed as Wednesday 22nd February 2023 at 6:30pm in the Parish Office.

The meeting closed at 19:30pm

Signed as a true record by;

Cllr Yolanda Barker_____

Date:_____