

Great Chart with Singleton Parish Council



Chilmington Green Working Group Meeting and Planning held on Monday 22nd May 2023 at 6.00pm at Great Chart Village Hall MINUTES

PRESENT: Cllrs Y Barker, P Barker, Peach, Sullivan, 1 member of public
Paula Cowperthwaite (Deputy Clerk).

1. Apologies for Absence

Cllr D Gathern, McClintock, 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 9th May 2023 were duly approved as a true record of the meeting.

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 3
Against: 0	Abstain: 1	Motion carried

4. Planning applications for Consideration

4.1 Planning application number [PA/2023/0748](#)

Toke Farm, Ashford Road, Great Chart, TN23 3DH

Proposed 15no. new residential dwellings, with associated access, parking, and landscaping works

There had been a previous application for this plot, in conjunction with Hodsons, for 12 dwellings that would become part of the Chilmington development. This application is for 15 dwellings with access directly on to the A28. The emphasis has always been on minimizing the number of entrances on to the A28. With a small change to the road layout, this development could join the existing road structures, access to the amenities on the development, avoid the houses becoming an isolated development, and remove the need for A28 access.

The committee raised concerns about;

- density of the housing.
- no clear vehicle tracking plans for large refuse vehicles.
- the plans do not reflect that Chilmington Green Road will be closed.
- there is no bus stop adjacent to the site as quoted.

- access to schools will only be possible via motor vehicle.
- the plans do not meet the TRA3 parking standard, there is a large amount of tandem parking, there are only 5 on street parking spaces where 8 are required, there is no disability parking.
- EV charging points may be placed on bollards outside houses, these may be unsightly and easily damaged. They should be placed inside car ports to avoid cables being draped across the street scene.
- There should be a condition that car ports are not infilled as garages.
- There is no lighting shown on the plans.
- The recreational space is too close to the A28 from a safety point of view.
- Proposed solar panels are not facing in the same direction.
- If there is to be an A28 access, it can only be via motor car. There can be no footpaths due to the existing landscape. The ditch cannot become a footpath.
- Foul water will go via the Beult, and it may not be able to cope with the capacity. It will also divert the problems within the Stodmarsh to another river. The waste water should join the existing drain pipe that will run through the development and drain towards the Stour. The committee supports the comments made by Shadoxhurst Drainage Team.
- The committee also questioned whether the new residents would come under the CMO arrangements and be liable for their rent charges. The site does fall wholly within the red line of the development. It was suggested that a condition was added that an additional management company does not become involved.

The committee resolved to object to the application based on the concerns and questions recorded.

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

5. Safe Walking Routes to Chilmington Schools

The draft letter was discussed, and it was agreed that Cllr Charlie Simkins would be approached at the Annual Meeting of Electors regarding a meeting.

6. Date and venue of next meeting

The date of the next meeting will be agreed based on incoming applications.

The meeting closed at 7pm.

Signed as a true record by;

Cllr Yolanda Barker_____

Date:_____