

# Great Chart with Singleton Parish Council



## Planning Committee Meeting held on Tuesday 5th September 2023 at 6:30pm in the Parish Office **MINUTES**

**PRESENT:** Cllrs Y Barker, P Barker, D Gathern, Sullivan, Cllr Blanford (ABC), Paula Cowperthwaite (Deputy Clerk).

### 1. Apologies for Absence

Cllrs McClintock, Wiffen, Peach.

### 2. Declarations of Interest

#### 2.1. Disclosable Pecuniary Interests

None

#### 2.2. Other Significant Interests

None

#### 2.3. Other Interests

Cllr D Gathern – Item 4.1

### 3. Minutes of the previous meetings

The minutes of the meeting held on Thursday 3<sup>rd</sup> August 2023 were duly approved as a true record of the meeting.

<b>Proposed:</b> Cllr P Barker	<b>Seconded:</b> Cllr D Gathern	<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 [PA/2023/0715](#)

##### **Chilmington Green, Land to west of Chilmington Green Road, Ashford, Kent**

Proposed construction of a Wastewater Treatment Plant, associated landscaping, and proposed vehicular access from Chilmington Green Road

The current Chilmington pumping station will be pumping water to Kennington. Now that the Stodmarsh restrictions are due to be lifted, will this construction still be needed?

The proximity of houses around Kennington is much further away than the proposed site on Chilmington. If this puts an area out of action for housing on Chilmington, will the density increase in other parts of the development?

Could the Kennington plant be improved instead to put a better system in place where a treatment centre already exists.

The committee resolved to object to this application for the following reasons:

- The Beult is not a large river and sometimes has a zero flow. If the agreement

is a maximum discharge of 12%, what happens when there is no flow as there can be no discharge. i.e. 12% of 0 is 0.

- The report compiled on behalf of the applicant is full of assumptions and should do, might do's. "Predicted odour emissions," "approximately," "indicates," "under the anticipated normal operating conditions," "Predicated," "likely to be very low." All words used over and over again in its report. This evidences the report is not based on facts and cannot be relied upon.
- The predicted odour emissions are classed as Moderate but this is the equivalent of living next to intensive livestock farming

The parish council's previous comments are also relevant to this application, and these are copied below.

- The location is outside of the red line so is situated on land not originally designated for building on.
- The council has concerns about how 'future proofed' the development is. The application quotes the Possingham development, but this is not an approved application. The site may also need to service Court Lodge and Kingsnorth Green developments, does it have the capacity?
- The council has concerns that approving this application will encourage further housing development out towards Bethersden and beyond.
- The smell will affect existing dwellings in Stubbs Cross and beyond, and may affect those with respiratory problems.
- The speed limit on Chilmington Green Road is too high around the area for development.
- The council has concerns that two lorries will not be able to pass on Chilmington Green Road as the road is not wide enough and is in a very poor state.
- If human sludge is to be spread on to farmers' fields which drain into the River Stour then this will add further phosphate levels to the Stodmarsh issue.
- The Natural England Appendix B Paragraph 6.2 suggests a reed bed should be built in for post treatment polishing, and that a wetland or reedbed be constructed.
- The comments in the Natural England response suggest that they do not support the application "Please note that if your authority is minded to grant planning permission contrary to the advice in this letter"
- The surrounding bunds will need to be the height of the bunds used in the water site currently under construction, plus the size of the proposed units (highest point quoted is 7.1m)
- The council is concerned that the trees to be used in the landscaping will be too thin.

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

#### 4.2 Planning application number [OTH/2023/1308](#)

##### **Windsor Court, Hoxton Close, Singleton, TN23 5LS**

T347 Apple, Acer, Cypress group crown lift to a height of 2.5m for clearance over pathway.

T349 Ash to be felled due to Ash dieback

T351 Field Maple crown lift to a height of 2.5m for height clearance,

T352 Goat Willow crown reduce by 3-4m to reduce risk of failure,

T354 Oak remove rubbing branches and deadwood 25mm and greater in diameter to remove risk of falling debris,  
T357 Ash to be felled due to Ash dieback,  
T359 Oak crown lift to a height of 2.5m for sufficient height clearance over garden,  
T362 Ash to be felled due to Ash dieback,  
T364 and 365 2no Hornbeam crown lift to height of 2.5m for height clearance over garden

There were no planning related concerns therefore the committee resolved to support this application.

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

## 5. Planning Decisions

### PA/2023/0985

Chilmington Green Primary School, Mock Lane, Great Chart, TN23 3DS – Construction of a single-storey multi-purpose community building with associated access, parking, play area, and landscaping.

<https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002F72mAAC>

**ABC:** Approve **PC:** Object

### PA/2023/0986

Chilmington Green, Chilmington Avenue, Ashford – The erection of a bus stop (pole and flag) together with associated road marking.

<https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002F72rAAC>

**ABC:** Approve **PC:** Support

### PA/2023/0652

4 Bradbridge Green, Singleton, TN23 5WA

Single storey rear extension and PV panels to the front elevation

<https://ashfordboroughcouncil.my.site.com/pr/s/planning-application/a0h8d000001qC9wAAE/pa20230652>

**ABC:** Approve **PC:** Support

## 6. Planning consultations

To discuss any responses to the following consultations.

[Consultation on additional flexibilities to support housing delivery, the agricultural sector, businesses, high streets and open prisons; and a call for evidence on nature-based solutions, farm efficiency projects and diversification - GOV.UK \(www.gov.uk\)](#)

[Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms - GOV.UK \(www.gov.uk\)](#)

[Operational reforms to the Nationally Significant Infrastructure Project \(NSIP\) consenting process - GOV.UK \(www.gov.uk\)](#)

It was agreed that these consultations had not been looked at in appropriate detail so if comments are needed a further meeting will be convened.

## 7. Update on footpaths issue for Chilmington

Cllr Y Barker gave an update on the discussions at the meeting held with KCC on

30<sup>th</sup> August 2023. A meeting will be arranged with the school, and we await follow-up correspondence from KCC with updates on the ideas proposed.

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

The date and venue of the next meeting will be confirmed on receipt of a valid planning application.

The meeting closed at 8pm.

Signed as a true record by;

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

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