

# Great Chart with Singleton Parish Council



## Planning Committee Meeting held on Monday 26<sup>th</sup> February 2024 at 1:30pm in Singleton Village Hall MINUTES

**PRESENT:** Cllrs Y Barker (Chair), P Barker, Gathern, Tate, Wiffen (from Item 4.2), Paula Cowperthwaite (Deputy Clerk), 1 member of public.

### 1. Apologies for Absence

Cllr Sullivan.

### 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 Monday 22<sup>nd</sup> January 2024 were duly approved as a true record of the meeting.

<b>Proposed:</b> Cllr P Barker	<b>Seconded:</b> Cllr 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 [PA/20231055](#)

**Worten House, Worten Road, Great Chart, Ashford, Kent TN23 3BU**

Single-storey side extension following the demolition of the existing side extension.

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

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

#### 4.2. Planning Application [PA/2024/0311](#)

**15, Woodland Rise, Chilmington Green, TN23 8AR**

Application for a lawful development certificate - proposed - Conversion of existing garage to additional living area.

In the original development planning application ([12/00400/AS](#)), a number of ABC documents (Ashford Borough Council Local Plan 2030, original and 2019 versions. Pg 29,257; Residential Parking SPD 2010; Chilmington Green Area Action Plan point 4.9; Chilmington Green Design Code pg 218 Parking Typography) state that the outbuildings

on these dwellings are car barns and counted as an allocated parking space, and are therefore not garages.

A garage door has been fitted to the car barn and this has therefore converted it to a garage without the relevant planning permission. This issue should be rectified via application or returned to existing state before any further application can be made as it will affect the parking provision. It is also an issue to be raised with the enforcement team.

If the application is approved then it will remove a parking space and will leave a four bed dwelling with one allocated parking space.

The committee resolved to object to the application as the existing dwelling has developed a garage without permission and this needs to be applied for or rectified. A number of Chilmington design documents state that car barns on this development should not be converted into residential use.

If the planning application is approved, a 4 bed house will only have 1 parking space which contravenes TRA3.

The committee resolved to call in this application.

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

## 5. Planning Decisions

### OTH/2023/1726

Agricultural Buildings and yard north west of Great Chilmington Farmhouse, Chilmington Green Lane, Chilmington Green – Details submitted of conditions 17 (sewage) and 18 (drainage) of planning permission 21/01163/AS

<https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002HawHAAS>

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

### PA/2023/2401

Ninn Bungalow, Ninn Lane, Great Chart, Ashford, TN23 3DA – Construction of a replacement dwelling, carport, and associated works, following the demolition of the existing dwelling and garage.

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000003BN7IAM>

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

## 6. Permitted Development Rights consultation.

The committee resolved not to comment as a council on the [consultation](#).

<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>

## 7. Date and venue of next meeting

The next meeting will be held on 25th March 2024 at 9am in the Parish Office.

The meeting closed at 14:30pm.

Signed as a true record by;

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

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