

# Great Chart with Singleton Parish Council



## Planning Committee Meeting held on Monday 25<sup>th</sup> March 2024 at 9am in the Parish Office MINUTES

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

### 1. Apologies for Absence

Cllr Gathern

### 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 26<sup>th</sup> February 2024 were duly approved as a true record of the meeting.

<b>Proposed:</b> Cllr Sullivan	<b>Seconded:</b> Cllr P Barker	<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/2023/1055](#)

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

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

This application has already been discussed.

#### 4.2. [Planning Application PA/2024/0316](#)

**Park Cottage, Park Lane, Great Chart, Ashford, Kent TN26 1JZ**

Front first-floor extension with an underpass and one-and-a-half-storey side extension with associated alterations.

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

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

**4.3. Planning Application [PA/2024/0396](#)**

**27 Red Tree Orchard, Singleton, TN23 5PZ**

Proposed garage conversion and first floor side extension

There were no planning related concerns. There will be sufficient parking after development. The committee resolved to support the application.

<b>Proposed:</b> Cllr Wiffen	<b>Seconded:</b> Cllr P Barker	<b>Vote for:</b> 4
<b>Against:</b> 1	<b>Abstain:</b> 0	<b>Motion carried</b>

**4.4. Planning Application [PA/2024/0429](#)**

**The Rectory, Ashford Road, Great Chart, Ashford, Kent TN23 3AY**

Two detached dwellings following demolition of existing garage.

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

- The development is outside of the conservation area but is covered by the Village Design Statement which states there should be no building at the top of the hill. As per the last application for this site, the development will 'contribute to the soft erosion of the conservation area, resulting in less than substantial harm to the character and appearance of its setting without public benefit to outweigh this harm'
- The open slurry pit is too close to the proposed buildings
- There is no mention of how waste will be dealt with
- It will increase the number of vehicle movements through the village
- The line of sight needs improving for exiting the site

<b>Proposed:</b> Cllr P Barker	<b>Seconded:</b> Cllr Sullivan	<b>Vote for:</b> 4
<b>Against:</b> 0	<b>Abstain:</b> 1	<b>Motion carried</b>

**4.5. Planning Application [PA/2024/0428](#)**

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

Proposed garage conversion

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, TRA3; 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 which contravenes TRA3.

The design code also states that parking should be behind the build line of the property, and this is not clearly demonstrated in the supporting photo.

The committee resolved to object to the application for the reasons for the stated above and would like to call the application in.

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

#### 4.6. **Planning Application [OTH/2024/0513](#)**

##### **5859, Chilmington Hamlet, Great Chart, Ashford, TN23 3DP**

Non-material amendment to planning permission 18/00207/AS for Reserved Matters approval for the development of Parcel P for 99 dwellings together with associated access roads, footpaths, drainage, car/cycle parking, groundworks, landscaping and infrastructure to allow installation of garage doors to approved carports on plots 58 and 59

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, TRA3; 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.

If this application is approved, it sets a precedent for others in the development, and removes that allocated parking space for the dwelling. No alternative parking is shown in this application as a garage would not count towards the allocation.

The committee objects to the application for the reasons stated above and would like the application to be called in.

<b>Proposed:</b> Cllr Sullivan	<b>Seconded:</b> Cllr Wiffen	<b>Vote for:</b> 5
<b>Against:</b> 0	<b>Abstain:</b> 0	<b>Motion carried</b>

### 5. Other applications for Information

#### 5.1. **OTH/2024/0469**

Bevenden Lodge, Ashford Road, Great Chart, TN26 1JL – Details submitted pursuant to condition 4 (joinery) of planning permission PA/2023/0806  
<https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000008FGPIA2>

#### 5.2. **PA/2024/0465**

3 Reedmace Close, Singleton, TN23 5GE – Lawful Development Certificate for proposed mansard roof extension with 2no Juliet balconies in dormer features and a single-storey rear extension.

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000008CqPIAU>

### 6. 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:** Ssupport

**OTH/2023/1257**

Chilmington Green Development – Phase 2 Infrastructure, Chilmington Green Road, Great Chart, Ashford, Kent – Details submitted pursuant to condition 2 (Materials) of planning permission 21/00840/AS Phase 2 The Avenue

<https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002FqShAAK>

**ABC:** Approve **PC:** Not consulted.

**OTH/2023/1386**

Land at Chilmington Green, Ashford Road, Great Chart, Kent – Details submitted pursuant to Condition 14 (EV Charging) of planning permission 21/01914/AS relating to Land Parcel E5.

<https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002FyaFAAS>

**ABC:** Approve **PC** Not consulted.

**OTH/2023/2316**

New Street Farm, Chilmington Green Road, Great Chart, Ashford, TN23 3DL – Details submitted pursuant to Conditions 4 (Drainage), 5 (Archaeology – Part I), 6 (Construction and Transport Management Plan), 15 (Bicycle Storage Facilities), 16 (Refuse),

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000002I0rIAE>

**ABC:** Approve **PC:** Not consulted.

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

The next meeting will be held on Monday 29<sup>th</sup> April 2024 at 9am in the Parish Office.

The meeting closed at 10:05am.

Signed as a true record by;

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

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