

# Great Chart with Singleton Parish Council



## Planning Committee Meeting held on Thursday 11<sup>th</sup> July 2024 at 6pm in the Parish Office MINUTES

**PRESENT:** Cllrs P Barker, Y Barker, Sullivan, Paula Cowperthwaite (Deputy Clerk), Cllr Blanford (ABC) and 1 member of public.

### 1. Apologies for Absence

Cllrs Tate, 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 previous meeting held on Monday 24th June were agreed as a true record.

|                                |                                |                       |
|--------------------------------|--------------------------------|-----------------------|
| <b>Proposed:</b> Cllr Sullivan | <b>Seconded:</b> Cllr P Barker | <b>Vote for:</b> 3    |
| <b>Against:</b> 0              | <b>Abstain:</b> 0              | <b>Motion carried</b> |

### 4. Planning applications for Consideration

#### 4.1. [Planning Application PA/2024/1114](#)

#### 42 Grey Willow Gardens, Singleton, TN23 5GG

Single storey rear extension, loft conversion including a new roof with dormers to front elevation, roof lights to rear elevation, changes to ground floor, and first-floor fenestration.

This application will create a second floor with 2 extra bedrooms.

The committee resolved to object to the application as it creates overdevelopment of the site and the loss of a bungalow. There is also no green energy provision.

However, if the officer is in mind to approve the application then an Article 4 direction should be added to prevent future development of a HMO.

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| <b>Proposed:</b> Cllr Y Barker | <b>Seconded:</b> Cllr P Barker | <b>Vote for:</b> 3    |
| <b>Against:</b> 0              | <b>Abstain:</b> 0              | <b>Motion carried</b> |

**4.2. [Planning Application PA/2024/1179](#)**

**Chilmington Yard, Chart Road, Great Chart, Ashford, Kent**

Certificate of Lawful Development - Existing - Plant yard, storage area, vehicle hardstanding, and erection of 100' x 50' storage/workshop building.

See comments for 4.3 which are relevant to this application also.

**4.3. [Planning Application PA/2024/1180](#)**

**Chilmington Yard, Chart Road, Great Chart, Ashford, Kent**

Removal of condition 5 (Allow the site to be used by a named individual/Company) of planning permission 84/00124/AS "Plant yard, storage area, vehicle hardstanding, and erection of 100' x 50' storage/workshop building and manufacture of fence panels and paving slabs" as varied by condition 5 (Change/limit the use to Tarmacadam Contractors) of planning permission 93/00730/AS.

This site was given permission in 1984 for use by a specific person. The condition was not actioned when the site was sold. This has not been used for 10 years.

The committee resolved to object to this application as the surrounding areas of the site when it was first given planning permission are very different to the current ones and the increase in nearby residents should be considered. Its approval will increase the number of large vehicles using roads that are not suitable for them. There would be increased danger for cars and pedestrians making their way to Chilmington Primary and in time Chilmington Secondary from any increase in traffic. The Chilmington development was not in place when the original application was approved. It could also increase the danger facing those using PROW's in the nearby lanes, and National Cycle Route 18 users. If the application is approved, then Bartletts Lane should be closed to through traffic and there should be restrictions in business activity times given it's proximity to the neighbouring residents.

|                                |                                |                       |
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| <b>Proposed:</b> Cllr Y Barker | <b>Seconded:</b> Cllr Sullivan | <b>Vote for:</b> 3    |
| <b>Against:</b> 0              | <b>Abstain:</b> 0              | <b>Motion carried</b> |

**4.4. [Planning Application PA/2024/0939](#)**

**4, Hoppers Way, Singleton, TN23 4GP**

First floor extension and conversion of garage.

The committee resolved to object to this application as there is no evidence of the three parking spaces needed for the increased in dwelling size. If the application is approved then an Article 4 direction should be added to prevent future development into a HMO.

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| <b>Proposed:</b> Cllr P Barker | <b>Seconded:</b> Cllr Sullivan | <b>Vote for:</b> 3    |
| <b>Against:</b> 0              | <b>Abstain:</b> 0              | <b>Motion carried</b> |

**5. Planning applications for information**

**5.1. [Planning Application OTH/2024/1205](#)**

**Proposed School Site Land South East of, Ashford Road, Great Chart, Kent**

Details submitted pursuant to condition 13 (playing field maintenance) of planning permission 21/01914/AS.

**5.2. Planning Inquiry [AP90672](#)**

Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent (TN26 1JR)

The committee resolved that a parish council representative and a resident representative will attend the in person inquiry and that Cllr Y Barker, the Deputy Clerk and a local resident will draft a response to be submitted and circulated to others for information.

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| <b>Proposed:</b> Cllr Y Barker | <b>Seconded:</b> Cllr Sullivan | <b>Vote for:</b> 3    |
| <b>Against:</b> 0              | <b>Abstain:</b> 0              | <b>Motion carried</b> |

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

The next meeting will be agreed once further planning applications are received.

The meeting closed at 19:45pm.

Signed as a true record by;

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

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

