

Great Chart with Singleton Parish Council



Planning Committee Meeting held on Tuesday 28th January 2025 at 09:30am at Buxford Pavilion MINUTES

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

1. Apologies for Absence

Cllr 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 Tuesday 7th January 2025 were agreed as a true record.

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

Public Participation: There will be 15 minutes of the meeting to hear public questions and comments.

- An update was given on the residents meeting planned for 17th February. In light of the upcoming s106 appeal inquiry, this meeting will be postponed until the inquiry has published its decision.
- The Hoads Wood illegal dumping site is currently looking at where the site compound will be constructed, and the pathways and access to allow removal of the middle sections of waste first. There is still no start date.
- The Sandy Lane fitness studio application was approved at a recent ABC Planning Committee.

4. Planning applications for Consideration

4.1. [Planning Application PA/2024/2321](#)

Former Grain Store, Great Chilmington Farmhouse, Chilmington Green Lane, Chilmington Green, Great Chart, Ashford

Erection of dwelling with garage and associated development following demolition of former grain store.

The committee resolved that there were no planning related issues and supported the application.

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

4.2. [Planning Application NOT/2025/0034](#)

Parcel N2, Land at Chilmington Green, Ashford Road, Great Chart

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for 104 dwellings with associated roads and infrastructure in land Parcel N2 pursuant to outline planning permission 12/00400/AS.

- The plans for this parcel do not meet TRA3 or the Design Code for parking:
 - there should be no more than two tandem spaces for each dwelling, there are a number of triple tandem spaces
 - the amount of tandem parking proposed raises the minimum amount of visitor parking, and this does not meet that minimum by approximately 10 spaces
 - parking between dwellings should be behind the build line
 - several properties have impractical parking arrangements, whereby parking spaces are split across multiple locations, too far from the property itself, and 4 dwellings do not have 2 clearly allocated spaces
- There is a lack of allocated parking for disabled vehicle users.
- There are no EV charging points allocated, partly down to the location of the allocated parking spaces being away from dwellings.
- There is no cycle storage, no solar panels, no rainwater butts.
- Some roads have no turning circles for larger vehicles without using private property, which is likely to have a private car parked on it.
- It is not clear what the building in the top left of the location plan is, if it is residential, it has no garden.
- There is a lack of recreational space other than walking space along the avenue.
- There are sizeable SUDS close by, what flooding measures will be present for the nearby houses?
- The crossroads that will access the secondary school need to show the turning circle for coaches turning from The Avenue, left on to Chilmington Green Road.
- If the building work is carried out in the order of applications submitted, construction traffic will be travelling through the residential areas.

The committee resolved to object to this application for all the reasons specified.

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

4.3. Planning Application [NOT/2025/0035](#)

Land Parcel A2 and part of Parcel G11, Ashford Road, Great Chart, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for 51 dwellings with associated roads and infrastructure in land Parcel A2 and part of parcel G11 pursuant to outline planning permission 12/00400/AS

- There are a number of car barns being constructed with brick, which has the potential to be illegally converted to garages. They should be open wooden structures without treble parking.
- The presence of the tandem parking requires more visitor parking spaces than has been provided.
- There is no green energy, no EV charging points, solar panels, rainwater harvesting, bat boxes etc.
- There is poor disabled access.
- The play area is about the same size as two car parking spaces and smaller than the nearby roundabout. It is also between the parking spaces of the two nearest houses. which may become a safety and nuisance concern.
- There is a concern about surface drainage water coming into the area of G11 and how it will be dealt with.
- Where will the foul water drainage go?
- There is a long access road (next to the G10) which is likely to become the responsibility of the householders and will be the only access for a large number of dwellings for this and NOT/2025/0036. This is likely to be impractical.
- Properties within this application, should not commence before the Waste Water Treatment Works is operational.

The committee resolved to object to this application.

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

4.4. Planning Application [PA/2024/2394](#)

Land between Minden Cottage & Pig & Whistle , Ashford Road, Ashford , TN23 3DH

Proposed dwelling with associated landscaping and parking.

The driveway uses access on to the A28 which has already been approved for the nearby development.

Concerns were raised about the sharp bend on the access road for refuse and large emergency vehicles.

The boundary of the development comes right up to the edge of the SUDS. There is potential for flooding from the SUDS depending on the angle of the incline down to them.

There were also concerns about roots from the existing mature trees affecting the house.

The committee resolved to support this application with the above concerns noted.

Proposed: Cllr P Barker	Seconded: Cllr Tate	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.5. **Planning Application [NOT/2025/0046](#)**

Land Parcels G7 G8 and F5, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for the construction and provision of informal green space and attenuation pond together with associated footpaths, cycleways, landscaping, public open space and infrastructure on land parcels G7, G8 and F5 (Main AAP Phase 2) pursuant to outline planning permission 12/00400/AS.

The line of existing trees shown in G7 do not exist.

The section going up to the top of the G7 plan does not show the full area and makes it difficult to comment as this will be a much longer path than the one shown.

There is no formal play equipment clearly shown on the plan.

The committee resolved to object to this application as the information it contains is incomplete.

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

4.6. **Planning Application [NOT/2025/4044](#)**

Parcel PS2, Land at Chilmington Green, Ashford Road, Great Chart

Reserved matters application for the approval of appearance, landscaping, layout, scale, access for the construction of play space 2 together with public open space, play area and infrastructure for land parcel PS2 , pursuant to outline planning permission 12/00400/AS.

- The committee is aware that this application has been submitted to meet specified deadlines, but the detail is not of a sufficient standard to comment on, and Great Chart with Singleton Parish Council would like to see any future amendments submitted.
- All surfaces should be appropriate to the play equipment used.
- The play area should be fully inclusive and safe.
- The Parish Council request that they are consulted on detailed plans for any play areas and open spaces.
- There is a new PROW running alongside the L shaped green hedge, but this isn't shown on these plans and should be included.

The committee resolved to object to this application for the reasons listed.

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

4.7. Planning Application [NOT/2025/4043](#)

Land Parcel G20, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the approval of the construction and provision of informal green space, plus appearance, landscaping, layout, scale and access for land parcel G20 (Main AAP phase 2) together with associated footpaths, areas of play public open space and infrastructure pursuant to outline planning permission 12/00400/AS.

The committee resolved to make no comment. However, it would be useful to see where the proposed footpaths go to outside of the parcel plans.

Proposed: Cllr	Seconded: Cllr	Vote for:
Against: 0	Abstain: 0	Motion carried

4.8. Planning Application [NOT/2025/0040](#)

Land Parcel DP3, Ashford Road, Great Chart, Ashford, Kent

Reserved matters application for the appearance, landscaping, layout, scale and access for DP3 (phase 2) pursuant to outline planning permission 12/00400/AS

The committee resolved to make no comment as there is little to comment on. There is only one section of DP3 marked up, the remainder is shown as white. If this is to be part of Discovery Park, a bigger plan needs to be seen so it can be treated as a whole.

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

4.9. Planning Application [NOT/2025/0036](#)

Land Parcel B2, Ashford Road, Great Chart, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for 13no dwellings with associated roads, parking, landscaping public open space and infrastructure in land Parcel B2 pursuant to outline planning permission 12/00400/AS.

- The shared access road on both this application and NOT/2025/0035 is long and is a single lane so no areas to pass and will be easily blocked by poor parking from the 23 houses it is planned for. House 12 are likely to park their private vehicles outside their houses blocking the turning circle for large refuse and emergency vehicles.
- Car barns should be created so that they can't be converted to garages, with Article 4 applied to deny conversion under Permitted Development Rights.
- There is a foul water drainage pipe running along Chilmington Green Road, will this become the responsibility of dwelling 13?

- There is no evidence of green energy, such as EV charging points, solar panels, rainwater harvesting, bat boxes etc.

The committee resolved to object to this application for the above reasons.

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

5. Planning Decisions

PA/2024/2124

10, Lamb Lane, Chilmington Green, TN23 8AF – Single-storey rear extension to create a garden room.

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000qTYzIAM>

ABC: Approve **PC:** Support

PA/2024/2134

19, Bartlets Lane, Chilmington Green, TN23 8AB – Proposed outbuilding in rear garden.

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000r5eHIAQ>

ABC: Approve **PC:** Support

6. Little Oak Biogas

An exhibition will be held today for councillors to attend and ask any questions they may have about the Letter from Little Oak Biogas

7. Date and venue of next meeting

The next meeting will be held at 9:30am on Thursday 27th February 2025 in the Great Chart Playing Fields Pavilion.

The meeting closed at 11:30am.

Signed as a true record by;

Cllr Yolanda Barker: _____

Date: _____