

# Great Chart with Singleton Parish Council



## Planning Committee Meeting held on Monday 24<sup>th</sup> March 2025 at 09:30am in the Buxford Pavilion MINUTES

**PRESENT:** Cllrs Y Barker, P Barker, Sullivan, Paula Cowperthwaite (Deputy Clerk).

### 1. Apologies for Absence

Cllrs Tate, 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 Thursday 27<sup>th</sup> February 2025 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>

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

### 4. Planning applications for Consideration

#### 4.1. Planning Application [PA/2025/0436](#)

**3 Quarry View, Singleton, TN23 5WD**

Conversion of existing double garage into habitable accommodation

There were no planning related concerns. The Committee support this application but ask that an Article 4 Directive is applied to the dwelling.

<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>

**4.2. Planning Application [PA/2025/0473](#)  
15 Bartlets Lane, Chilmington Green, Ashford, TN23 8AB  
Extension to existing garage**

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

<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 Decisions**

**PA/2025/0013**

15, Woodland Rise, Chilmington Green, TN23 8AR – Proposed Garage conversion

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000001CwE9IAK>

**PC:** Support **ABC:** Refuse

**6. Planning Appeal - [APP/E2205/W/25/3358518](#)**

To agree wording for Court Lodge appeal comments

Cllr Y Barker will speak at the ABC Planning Committee on 2<sup>nd</sup> April, using the wording below which will be submitted to the Planning Inspectorate as a comment for the appeal.

Great Chart with Singleton Parish Council have concerns about how much extra traffic this development will bring through its own parish. It also raises concerns about the state of the roads which have been, and will continue to be, designated as country lanes. Long Length, Bartlets Lane and Mock Lane are all in poor condition, but Chilmington Green Road in particular, is already declining to a dangerous state. The closure of Chilmington Green Road will not alleviate this problem as Chilmington access roundabouts A and B will channel traffic along The Avenue instead, and will merge on to Chilmington Green Road in the direction of the Court Lodge development.

This increase in traffic levels, along with the increase from the Chilmington development will further damage these roads. Improvements have been designed for a number of roundabouts and access roads across the Kingsnorth parish, but there are no improvements identified on the Great Chart with Singleton parish side of the development. Given there is a current appeal to reduce the existing S106 commitments by the main Chilmington developer, this is of concern to the parish council.

The Court Lodge developer is relying on the Chilmington developer for provision of green space. However, as mentioned above, these commitments are currently under appeal.

With an increase in housing, will come an increase in older children travelling to the new secondary school site. There is currently no safe passage on foot for any children within Great Chart, Singleton or Kingsnorth. The country lanes mentioned above all have a national speed limit making cycling a dangerous mode of transport and any vehicular journeys will increase the traffic travelling through our parish.

As Court Lodge and the Chilmington development are part of the South Ashford Garden Community, what measures will be in place to connect the communities?

Great Chart with Singleton Parish Council hope to see strong green credentials and good accessibility for all across the whole development.

The committee resolved to submit the above comments for both the ABC planning committee and the Planning Inspectorate appeal.

<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>

**7. S106B Appeal**

The new dates for the S106B appeal are 14-16 April, 23-25 April, and 1-2 May.

**8. Removal of silver birch trees**

Two trees have been removed from Imperial Way due to incorrect planting. Their replanting will be monitored as this may also happen in other areas of the estate.

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

The next meeting will be held on Monday 28<sup>th</sup> April at 10:00am in the Parish Office.

The meeting closed at 10:40am.

Signed as a true record by;

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

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