

# Great Chart with Singleton Parish Council



## Planning Committee Meeting to be held on Monday 30<sup>th</sup> June 2025 starting at 9:30am in the Parish Office **MINUTES**

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

### 1. Apologies for Absence

Cllr Sullivan.

### 2. Election of the committee Chair

The committee resolved to appoint Cllr Y Barker as the planning committee chair.

|                            |                                |                       |
|----------------------------|--------------------------------|-----------------------|
| <b>Proposed:</b> Cllr Tate | <b>Seconded:</b> Cllr P Barker | <b>Vote for:</b> 4    |
| <b>Against:</b> 0          | <b>Abstain:</b> 0              | <b>Motion carried</b> |

### 3. Declarations of Interest

#### 3.1. Disclosable Pecuniary Interests

None

#### 3.2. Other Significant Interests

None

#### 3.3. Other Interests

None

### 4. Minutes of the previous meetings

The minutes of the previous meeting held on Monday 19<sup>th</sup> May 2025 were agreed as a true record.

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| <b>Proposed:</b> Cllr P Barker | <b>Seconded:</b> Cllr Tate | <b>Vote for:</b> 4    |
| <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.

The recent slew of letters from KCC in response to correspondence relating to Chilmington Green Secondary School were discussed, as was the current status of work in progress to improve the access.

The Court lodge appeal date was noted as 29<sup>th</sup> July 2025, in the Council Chambers at the Civic Centre for up to 10 days.

## 5. Planning applications for Consideration

### 5.1. [Planning Application PA/2025/1051](#)

#### **Coach House, Ashford Road, Great Chart, TN26 1JL**

Conversion of outbuilding to garden room

There were no planning grounds to oppose the application, however the plans are inconsistent in that the north wall is described as wood cladding, but the elevation plans show it as brick.

The committee resolved to support the application, noting the inconsistent plans.

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

### 5.2. [Planning Application PA/2025/1070](#)

#### **Coach House, Ashford Road, Great Chart, TN26 1JL**

Listed Building Consent for the conversion of outbuilding to garden room

The committee resolved to support the application noting the inconsistent plans referred to in Item 5.1.

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

### 5.3. [Planning Application PA/2025/1039](#)

#### **Braeside, Padwell Lane, Great Chart, Ashford, TN23 3AU**

Front single storey extension. Demolition and construction of new detached garage. Construction of Summer house.

The hedge bordering the war memorial must not be cut too low. This is an important matter but not planning related.

As there were no planning related concerns, the committee resolved to support the application.

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

### 5.4. [Planning Application NOT/2025/1126](#)

#### **44, Homestead, Singleton, TN23 4PX**

Prior approval - Larger Homes Extension - Single-storey rear extension with rooflights (depth 3.6m x eaves 2.6m x height 2.9m)

There is no mention of existing or additional parking in the plans submitted and there was concern that the trees that create the street scene on Tithe Barn Lane may be reduced.

The committee resolved to support the application provided the parking is compliant with TRA3, as neither existing nor additional parking is mentioned in the application.

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

### 5.5. Planning Application PA/2025/1044

#### 22, Woodland Rise, Chilmington Green, TN23 8AR

Lawful Development Certificate – Proposed – loft conversion with dormer to rear and rooflights to front elevation. For Information.

This application has been submitted as a Lawful Development Certificate and the Committee noted it's anger that is has been submitted and approved as such, without any chance for authorities or the public to comment. This sets a dangerous precedent for the development. An email will be sent to ABC officials to make this clear.

It is not a lawful development as, due to the additional bedroom, there is not enough parking according to TRA3. The plans also show a garage, but to the committee's knowledge, a car port to garage conversion application has not been received. The development goes against all Chilmington related plans and the Ashford Local Plan. The committee resolved that they would not have supported this application.

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

## 6. Planning Decisions

### PA/2025/0272

The Cottage, Coach House At, The Street, Great Chart, TN23 3AH – Listed building consent for the conversion to ancillary building to include internal alterations.

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000001UwafIAC>

**PC:** N/A **ABC:** Consent

### PA/2025/0502

Land West of Prima Recycling Ltd, Ninn Lane, Great Chart – Change of use of the land to dog walking area with installation of fencing and refuse bins and retrospective permission for associated car parking

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000001yXwbIAE>

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

### PA/2025/0689

28, Bull Bridge Way, Chilmington Green, TN23 8AH – Single-storey ancillary outbuilding

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000023ILpIAM>

**PC:** N/A **ABC:** Approve

## 7. Discovery Park Consultation

Great Chart with Singleton Parish Council supports the vision of a multifunctional, accessible, and ecologically rich park. However, we have significant concerns about the governance model, delivery clarity, naming, and long-term stewardship, which are not adequately addressed in the current consultation.

### 1. Vision and Objectives

We support the park's aim to provide a high-quality green space for all residents of Ashford. However, we believe the vision must explicitly commit to equity of access, consistent design standards, and long-term community stewardship—especially given the split delivery model between Ashford Borough Council (ABC) and the Chilmington Management Organisation (CMO).

## **2. Character Areas and Design Principles**

The character areas are well-conceived, but the following issues require attention:

- Parking provision is not clearly defined. There is no detail on the number, location, or accessibility of car parks, including EV charging, disabled bays, or coach access.
- Lighting and safety are not addressed. Evening use and safety for all users, especially women and young people, must be considered.
- Inclusive design is not sufficiently detailed. Accessibility for people with disabilities should be embedded in all character areas.
- Cultural and heritage interpretation is a missed opportunity. The park could include commemorative or educational features that reflect local history and biodiversity.
- Restrictions should be placed on the use of floodlights.
- Southern areas are proposed for events, but there is no mention of electricity supply.
- The 'spectacular view' from north of footpath AW3224 between Bartletts Lane and Colemans Kitchen Wood will be taken away by the trees being planted to disguise the sports fields.

## **3. Delivery and Phasing**

The consultation lacks a clear phasing plan. With an 80-year delivery horizon, residents and stakeholders need to understand:

- When key facilities (e.g. sports pitches, play areas, wildlife zones) will be delivered
- How delivery will be coordinated between ABC and the CMO including a proposal of what could happen under Unitary Councils.
- It is imperative that funding should be ringfenced to protect the future development of the area under Local Government Reorganisation.
- What mechanisms exist for review and adaptation as the community grows

Without this, there is a risk of fragmented delivery and unmet expectations.

## **4. S106 Trigger Misalignment**

The CMO's own documents show that some park elements (e.g. play spaces, informal green space) are tied to specific housing occupation thresholds. However:

- The consultation doesn't show how these triggers align with the phasing of the park.
- There's no clarity on what happens if housing delivery slows or if developers appeal to delay obligations (as is currently happening).

## **5. Governance and Stewardship**

This is a critical gap in the consultation. The park will be delivered and managed by two separate entities:

- ABC for some areas
- The CMO for others, funded by estate charges on Chilmington residents

We are concerned about:

- Inconsistent maintenance standards
- Unclear access rights for residents outside Chilmington
- Lack of transparency about who is responsible for what

We recommend:

- A joint governance framework between ABC and the CMO
- A published stewardship strategy covering maintenance, access, and dispute resolution
- Clear communication with residents about funding, access, and accountability

- Colemans Kitchen Wood is currently owned by Hodsons and Kestrel Park is the responsibility of ABC. They are mentioned in the plans despite Kestrel Park being outside of the red line, and does not state who will take responsibility for Colemans Kitchen Wood in future.

#### **6. Access and Connectivity**

We support the emphasis on walking and cycling routes, but the plan lacks:

- Public transport integration (bus stops, routes, drop-off zones)
- Cycle parking and secure storage
- Safe access for schools and vulnerable users

Without these, the park risks becoming car-dependent and inequitable.

#### **7. Park Identity and Naming**

We strongly object to the renaming of Discovery Park to “Queen Elizabeth II Jubilee Park.”

- “Discovery Park” is already embedded in street names, planning documents, and community identity.
- The new name is time-bound, while the park’s delivery will span multiple generations.
- A commemorative feature or area within the park would be more appropriate than renaming the entire site.

We urge the council to retain “Discovery Park” as the primary name and preserve continuity for current and future residents.

#### **8. Parking and Access for Sports Facilities**

The consultation mentions sports pitches and an indoor sports hub, but:

- There’s no site plan showing car park locations, capacity, or access routes.
- No mention of shared-use arrangements (e.g. school drop-off zones, weekend match parking).
- No plan for coach access or overflow parking during events.
- If all outside sports facilities are used at the same time, over 500 people will need to park, and there is not enough allocated parking for this. Cars are likely to park along residential roads. Any allocated parking should be moved to the other side of the venues, away from the residential areas.

#### **9. Youth and Teen Provision**

The masterplan includes play areas and natural space, but:

- There’s no dedicated provision for teenagers—e.g. skate park, BMX track, outdoor gym, or youth shelter.
- No mention of youth engagement in the design process.

#### **10. Biodiversity Net Gain (BNG) and Monitoring**

While wildlife areas are mentioned:

- There’s no BNG baseline or target stated.
- No plan for monitoring or reporting on ecological success over time.
- No clarity on who is responsible for habitat management—ABC, CMO, or a third party?

The committee resolved to submit the comments stated.

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

## 8. Planning Reform

[Planning Reform Working Paper: Reforming Site Thresholds - GOV.UK](#)

15 questions to answer by 9<sup>th</sup> July, or contributions to SLCC response by 4<sup>th</sup> July.

The committee resolved to comment to SLCC that until the impact of Local Government Reorganisation is a more known entity, the questions in this consultation cannot be answered accurately.

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

## 9. Date and venue of next meeting

The next meeting will be held in the Parish Office at 6:30pm on Tuesday 6<sup>th</sup> August 2025.

The meeting closed at 11am.

Signed as a true record by;

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

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