

Great Chart with Singleton Parish Council



Planning Committee Meeting held on Thursday 21st August 2025 at 9:30am in the Buxford Pavilion MINUTES

PRESENT: Cllrs Y Barker, P Barker, Mercer, Sullivan, Cllr Blanford (ABC), Paula Cowperthwaite (Deputy Clerk).

1. Apologies for Absence

Cllr Tate

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 21st July 2025 were agreed as a true record.

Proposed: Cllr Sullivan	Seconded: Cllr P Barker	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.

Three new discharge of conditions applications have been submitted, these are OTH/2025/1423, OTH/2025/1424 and OTH/2025/1475 and if councillors have any comments to make they can make them as individuals on the ABC planning portal.

Planning applications for Consideration

3.1. [PA/2025/1200](#)

13, Red Tree Orchard, Singleton, TN23 5PZ

Proposed two storey rear and side extension with pitched roof and roof lights to include ramped side and rear access.

It was noted that the back corner of the development will come right to the edge of the property boundary and will therefore negatively impact the street scene of Knoll Lane, makes the garden too small for the size of the property and is overdevelopment of the existing plot.

Planners would need to see plans from a disability contractor before approving the application. There are no hygiene facilities for the disabled person or the live in carer in the proposed new areas.

The committee supported the comments submitted by the neighbouring properties. The committee resolved to object to the application for the reasons stated above, and request that the extension must remain as part of the original dwelling in the future.

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

3.2. [OTH/2025/1359](#)

Land at Chilmington Green, Ashford Road, Great Chart

Non-material amendment to 21/00839/AS for Active Travel Route to provide pedestrian access between Chilmington Avenue and the Secondary School Site entrance. The Active Travel Route comprises of a footpath and verge within land adjacent to Chilmington Green Road at Chilmington Green, Great Chart, Ashford, Kent; to allow for changes to the wording of condition 5 regarding existing hedges and hedgerows.

The committee still holds concerns about the contents of the plans referred to in this application, but there is no objection to the principal of this application.

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

3.3. [OTH/2025/1358](#)

Land at Chilmington Green, Ashford Road, Great Chart

Details submitted pursuant to conditions 9 (Landscaping Scheme), 10 (Soft Landscape) and 11 (Street Lighting) of Planning permission 21/00839/AS

The committee resolved to comment that suitable root barriers are installed to maintain the surface of the footpaths.

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

3.4. [OTH/2025/1360](#)

Land at Chilmington Green, Ashford Road, Great Chart

Details submitted pursuant to conditions 7 (Street Lights) & 8 (Landscaping Scheme) for planning permission 21/00840/AS

The committee resolved to comment that suitable root barriers are installed to maintain the surface of the footpaths.

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

3.5. PA/2025/1305

Land North of, 15 Cowslip Court, Chilmington Green

Erection of two dwellings with attached garages and ancillary development including landscape enhancements.

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

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

4. Planning Decisions

PA/2025/0755

Twysden, Chilmington Green Lane, Chilmington Green, TN23 3DP – Detached garage and new boundary wall

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000026bq9IAA>

PC: Support ABC: Withdrawn

PA/2025/0925

20 Marmion Way, Singleton, Ashford, TN23 5HY – Lawful Development Certificate – Proposed – Single storey rear extension

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000002EPjIIAG>

PC: No consultation ABC: Planning permission required

PA/2024/0429

The Rectory, Ashford Road, Great Chart, Ashford, Kent TN23 3AY – Two detached dwellings following demolition of existing garage.

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000007hjNIAQ>

PC: Object ABC: Refuse Appeal: Dismissed

PA/2025/1051

Coach House, Ashford Road, Great Chart, TN26 1JL – Conversion of outbuilding to garden room

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000002NfZBIAO>

PC: Support ABC: Approve

PA/2025/1334

7, Birchett, Singleton, TN23 4XS – Lawful Development Certificate – Proposed – Construction of a single storey rear extension following the demolition of the existing conservatory

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000002hCMXIA2>

PC: Not consulted (LDC) ABC: Lawful

5. Planning Application PA/2025/1044

To receive an update on correspondence sent and received.

The response from Simon Cole dated 1st August, and enforcement related email dated 7th August were shown to the room. It was agreed that a response will be sent to the enforcement team to request a detailed explanation of how the current houses with garage doors are lawful.

6. Speed Limit Order on Mock Lane

This was noted for information.

7. Inland Border Facility

Comments can be made as residents if needed.

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

The next meeting will be held at 9:30am on Tuesday 23rd September 2025, in the Parish Office.

The meeting closed at 11:05.

Signed as a true record by;

Cllr Yolanda Barker: _____

Date: _____