

Great Chart with Singleton Parish Council



Planning Committee Meeting held on 30th October 2025 at 9:30am in Buxford Pavilion MINUTES

PRESENT: Cllrs Y Barker, P Barker, Mercer, Sullivan, Tate (from Item 3.1) and 2 members of public.

1. Apologies for Absence

Cllr Blanford (ABC)

2. Declarations of Interest

2.1. Disclosable Pecuniary Interests

None

2.2. Other Significant Interests

None

2.3. Other Interests

Item 3.1 – Cllr P Barker

3. Minutes of the previous meetings

The minutes of the previous meeting held on Tuesday 23rd September 2025 were approved as a true record.

Proposed: Cllr Mercer	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.

The parish council were made aware of a potential planning breach. Advice was given and contact will be made with the ABC enforcement team.

An update regarding the Chilmington Secondary School Transport/Walking routes is: KCC recently held a meeting and agreed to re-walk the proposed safe walking route to Chilmington on the morning of 14th November. A decision regarding the continuation of school transport provision will follow this reassessment. Parents have expressed ongoing concerns about the safety and practicality of the route, citing the absence of footpaths, the proximity of fast-moving traffic (including coaches and lorries), and the significant time commitment required to accompany children, estimated at up to five hours per day. A further update is awaited.

Planning applications for Consideration

3.1. [PA/2025/1605](#)

2, Dragonfly Close, Singleton, TN23 5GH

Single-storey rear extension following the demolition of the existing conservatory.

The new plans have been viewed, and the committee resolved that there are still no planning related concerns and to support the application.

Proposed: Cllr Y Barker	Seconded: Cllr Tate	Vote for: 4
Against: 0	Abstain: 1	Motion carried

3.2. [NOT/2025/1893](#)

The Old Cart Shed, Worten Home Farm, Worten Road, Great Chart, Ashford, TN23 3BU

Prior Approval for the conversion & refurbishment of existing office unit to 1no. two-bedroom dwelling. External alterations to form principal entrance door and erection of new external porch.

It was noted that there is no defined parking area.

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

Proposed: Cllr Sullivan	Seconded: Cllr Tate	Vote for: 5
Against: 0	Abstain: 0	Motion carried

3.3. [OTH/2025/1838](#)

Land at Chilmington Green, Ashford Road, Great Chart

Details submitted pursuant to part discharge condition 78 (Biodiversity Monitoring Strategy -monitoring stage – secondary school site only) of planning permission 12/00400/AS.

The committee resolved to support the application and look forward to seeing the results.

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 5
Against: 0	Abstain: 0	Motion carried

3.4. [PA/2025/1780](#)

7 Sabre Crescent, Singleton, Ashford, TN23 5LD

Conversion of the garage into additional living space.

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

Proposed: Cllr P Barker	Seconded: Cllr Tate	Vote for: 5
Against: 0	Abstain: 0	Motion carried

3.5. [NOT/2025/1809](#)

Land at Pound Lane, Magpie Hall Road, Bond Lane and, Ashford Road, Kingsnorth

Reserved Matters application for the approval of access, appearance, landscaping, layout and scale for Phase 2 (sub-phases 2A-2G) comprising 300no. new dwellings including affordable housing, open space, internal

access roads, vehicular parking, infrastructure, landscaping, SuDS and earthworks pursuant to outline planning permission 15/00856/AS.

This development should be able to support its own infrastructure and not rely on the Chilmington development.

The Local Plan 2019 - TRA3 requires 3 parking spaces for a 4 bedroom house, not including garages. Tandem parking is required at 0.5 spaces for off street parking, and 0.2 visitor spaces. This development should be adhering to those requirements.

The planning authority need to look outside of the red line for traffic and highways related issues and how it fits with other new developments, and any delays within those other developments.

It was also noted that car barns are being labelled on the plans, and should remain as car barns and not have garage doors fitted to them.

The committee resolved to comment on the application.

Proposed: Cllr P Barker	Seconded: Cllr Y Barker	Vote for: 5
Against: 0	Abstain: 0	Motion carried

4. Planning Decisions

None

5. Notice of appeal for planning application [NOT/2025/1126](#)

The appeal was noted and the committee's previous comments still stand.

6. [Local Plan Consultation](#)

It was noted that this is a Section 18 consultation. The main points to consider are:

- There needs to be resilience in the general infrastructure of Ashford. As the number of residents grows, the need for NHS, Fire and Police services should grow to match.
- Sufficient thought needs to be given to
 - Adequate usable open space
 - Adequate green space for wildlife and flora
 - Creating community cohesion
 - Providing meeting spaces for communities
 - Transport links
 - Connectivity between places
 - Parking adequate for different vehicles sizes, and disabled access to those parking spaces – without adequate parking provision, neighbour disputes will increase.

With regards to specific sections of the plan:

- Section 1.11 – the timetable doesn't show a consultation period for feedback on the call for sites.
- Section 2.4.58 – the Possingham development is missing from the map.
- Section 2.4.79/80 – there is a suggestion to remove the Chilmington Area Action Plan to make plans more uniform, but this is a useful plan specific to the area.

Proposed: Cllr Y Barker	Seconded: Cllr Tate	Vote for: 5
Against: 0	Abstain: 0	Motion carried

7. Date and venue of next meeting

The next meeting will take place on Tuesday 25th November at 11am. Venue to be confirmed.

The meeting closed at 11am

Signed as a true record by;

Cllr Yolanda Barker: _____

Date: _____

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