

# Great Chart with Singleton Parish Council



## Planning Committee Meeting held on Monday 26th January 2026 at 9:30am at Great Chart Playing Fields Pavilion MINUTES

### 1. Apologies for Absence

Cllr Sullivan.

### 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 committee resolved to accept the minutes of the meeting of 8<sup>th</sup> January 2026 as a true record of the meeting.

<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.

It was noted that the planning application for battery storage near to Singleton Hill has been withdrawn. One has been installed on the link road between the Stanhope ring road and Cuckoo Lane near Beaver Green school.

### 4. Planning applications for Consideration

#### 4.1. PA/2025/2340

24, Bull Bridge Way, Chilmington Green, TN23 8AH

Single-storey rear extension

The committee had no planning related concerns and resolved to support the application.

<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>

#### 4.2. PA/2026/0038

##### **62 Swaffer Way, Singleton, Ashford, TN23 5JE**

Lawful development certificate (Proposed) Loft conversion

The committee had no planning related concerns and resolved to support the application.

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

#### 4.2.1. OTH/2026/0060

##### **Land at Chilmington Green, Ashford Road, Great Chart, Ashford**

Non-material amendment to planning permission 17/01170/AS for Layout, Access, Scale, Landscaping and Appearance of development at Chilmington Green for the 346 residential dwellings, which comprises of a mix of two bedroom apartments, two, three, four and five bedroom houses within Land Parcels B, C, J & K within Main AAP Phase 1 to allow changes to approved drawings, specifically in relation for land parcel J and the rear boundary's to Plots 28-56 and the requirements to amend the garden boundary configuration.

Pictures and plans were shown to the room and discussed. It is unclear why the area has been designed as it has, but it is vitally important that the ownership and maintenance of the specified area is clearly defined and agreed with a published maintenance plan before the application is approved and residents move in. It also needs to be very clear who will be responsible for maintenance of the retaining walls, and support struts given access to the area is limited. It was noted that brambles can grow very quickly and restrict access further, and that the area could become a magnet for fly tipping.

It is unclear from the plans if the remaining garden sizes are large enough for the size of the dwellings they belong to.

The committee resolved to object to the planning application and to call the application in.

<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>

#### 4.3. PA/2025/2216

##### **9 The Bulrushes, Singleton, Ashford, TN23 5GA**

Conversion of the garage into a home office

There is precedent in the area for this type of development. The committee resolved to support the application.

<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>

#### 4.4. Any applications received after publication of agenda

Please search the Ashford Borough Council planning portal for relevant Great Chart with Singleton Parish applications

[https://ashfordboroughcouncil.my.site.com/pr/s/register-view?c\\_q&c\\_r=Arcus BE Public Register](https://ashfordboroughcouncil.my.site.com/pr/s/register-view?c_q&c_r=Arcus BE Public Register)

None

## 5. Appeal Notifications

### AP-90791

Land at Ninn Lane, Great Chart, Ashford, TN23 3DA

Change of use of the land to dog walking area with installation of fencing and refuse bins and retrospective permission for associated car parking.

It was noted that the comments made on the existing planning application still stand and that there was nothing further to add.

### PA/2024/2122 (AP-90718 and AP-90647)

Proposal to modify or discharge obligations contained in the section 106 agreement dated 27 February 2017 attached to planning permission ref: 12/00400/AS (as amended by a Supplement Agreement dated 29 March 2019 and a deed of variation dated 13 July 2022) relating to affordable housing; carbon off-setting; combined heat & power; the CMO; early community development; informal natural green space; Chilmington Hamlet facilities; children's and young people's play space; allotments; Discovery Park; cemeteries; Community Hub; Local Centre Hubs; District & Local Centre's; education; other KCC services; ecology; A28 improvement works; off-site pedestrian and cycle links; provision of bus services; off-site traffic calming; Regional Infrastructure Fund; public art; heritage interpretation; quality agreement; monitoring fees.

It was noted that the Planning Inspector refused nearly all (109 out of 122) of the developer's requested changes to the Chilmington Green S106.

Only 4 minor wording/administrative changes were allowed.

All major community infrastructure - schools, health hub, parks, play spaces, allotments, CMO stewardship, bus services, A28 upgrades, affordable housing and viability reviews remain fully intact and enforceable.

This decision preserves the originally agreed infrastructure package and protects local communities from under delivery.

## 6. Planning Decisions

None

## 7. Date and venue of next meeting

The next meeting will be held at the Great Chart Playing Fields Pavilion at 9:30am on Monday 23<sup>rd</sup> February 2026.

The meeting closed at 10:30am.

Signed as a true record by;

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

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