

Great Chart with Singleton Parish Council



Planning Committee Meeting held on Tuesday 28th July 2026 at 09:30am at Great Chart Playing Fields Pavilion MINUTES

PRESENT: Cllrs Y Barker, P Barker, Mercer, Sullivan and 1 member of public

1. Election of Chairperson

The committee resolved to elect Cllr Y Barker as Chair of the Planning Committee.

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

2. Apologies for Absence

Cllr Tate, Cllr Blanford (ABC)

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

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 committee resolved to approve the minutes of the previous meeting held on Tuesday 7th July 2026 as a true record.

Proposed: Cllr P Barker	Seconded: Cllr Mercer	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 - none

5. Planning applications for Consideration

5.1. **OTH/2023/0020**

Play Space 1, Chilmington Green, Ashford Road, Ashford, Kent

Reserved Matters application, pursuant to planning permission

12/00400/AS, for appearance, landscaping, layout, scale and access for the construction of Play Space 1 / Chilmington Square

The committee resolved to comment that the Parish Council's previous objection comments on the application are still valid, and the change of applicant was noted.

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

5.2. [OTH/2023/0033](#)

Land Parcel A1 and A2, Chilmington Green, Ashford Road, Ashford, Kent

Reserved Matters application, pursuant to planning permission 12/00400/AS, for appearance, landscaping, layout, scale and access for the provision of allotments on Land Parcels A1 and

The committee resolved to comment that the Parish Council's previous support comments on the application are still valid and that the change of applicant was noted.

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

5.3. [OTH/2026/1238](#)

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

Non-material amendment to Planning Permission PA/2025/1039 for Front single storey extension. Demolition and construction of new detached garage. Construction of Summer house; to allow changes to the proposed location of the Summer house.

The committee has no planning related concerns but requests that there is enough space left between the summer house and the hedge bordering the war memorial for maintenance. The committee resolved to support the application.

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

5.4. [PA/2026/0985](#)

The Wyvern School, Great Chart Bypass, Great Chart, TN23 4ER

Change of use of land for the siting of a converted horse box to be used as a coffee cart ancillary for the use of the school (retrospective)

The committee resolved to support the application but requested that any wastewater should be disposed of via foul water drainage rather than storm drainage.

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

5.5. [PA/2026/1177](#)

37 Green Fields Lane, Singleton, TN23 5LH

Conversion of an existing detached double garage into a home gym, including associated external alterations.

The committee resolved to object to the application due to insufficient parking under TRA3 for a 4-bedroom house as there is no space for street parking in this location. The drainage for the shower/toilet should be drained via foul water drainage rather than storm drainage.

Proposed: Cllr Y Barker	Seconded: Cllr Sullivan	Vote for: 3
Against: 0	Abstain: 1	Motion carried

6. Planning Decisions

OTH/2023/1283

Chilmington Green Development – Phase 2 Infrastructure, Chilmington Green Road, Great Chart, Ashford – Details submitted pursuant to condition 7 (Street Lighting) of planning permission 21/00840/AS Phase 2

<https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002Ft9fAAC>

PC: No comment made

ABC: Approve

OTH/2026/0814

Land at Chilmington Green, Ashford Road, Great Chart – Details submitted pursuant to Condition 2 (Hard Landscaping) of Planning Permission 21/00840/AS

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000004gv9FIAQ>

PC: No comment made

ABC: Approve

PA/2024/2394

Land between, Minden Cottage & Pig & Whistle, Ashford Road, Ashford, TN23 3DH – Proposed dwelling with associated landscaping and parking.

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000001A5PFIAU>

PC: Support

ABC: Approve

OTH/2025/2245

Land between the Pig and Whistle Farmhouse and Minden Cottage, Ashford Road, Great Chart – Details submitted pursuant to condition 23 (Lighting design strategy for biodiversity) for planning permissions 21/01315/AS and PA/2022/2030

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000003xJzNIAU>

PC: No comment made

ABC: Approve

OTH/2026/0815

Hop Farm, Park Lane, Great Chart, Ashford, TN26 1JZ – Details submitted pursuant to condition 7 (Landscaping) & 8 (Ecological Enhancement) for planning permission PA/2022/3037

<https://ashfordboroughcouncil.my.site.com/pr/a0hTw000004guJelAI>

PC: No comment made

ABC: Approve

7. Appeal Decisions

None

8. Chilmington

To receive the latest updates on planning issues relating to the Chilmington development

- Last week, three Parish Councillors and a member of staff attended the meeting held outside Chilmington Green Secondary School. Around thirty members of the public were present, along with several Kent County Councillors and one Ashford Borough Councillor.

We spoke with many parents and residents and listened to their experiences of getting children safely to and from school. It is clear that the current “safe” walking route is not acceptable. Families are asking for a paid-for bus service, and their concerns are both reasonable and urgent.

As a Parish Council, we will continue to request that KCC consider progressing the Mock Lane route. KCC could compulsory purchase or compulsory lease the strip of land that will become KCC-owned once the development is built out, and ABC already owns the top section through the community woodland. KCC already own a substantial length of the land needed. This remains our preferred route, particularly as children are already taking risks cycling down Mock Lane and Bartletts Lane.

We are also fully aware that if families are forced to use the existing “safe” route, further risks will arise. Many will simply cross the A28 at the junction where multiple accidents have occurred, then walk along the A28 at its narrowest point to reach Chilmington Green Road.

We are not willing to accept KCC’s current approach, which effectively waits for a serious incident. We have been raising these concerns for over five years, and the risks to children remain both evident and escalating.

- The Parish Council are aware that there is an application registered (application PK0000098) to extend the 501 to a 501C bus route that will run to and from Chilmington Green Secondary School for 2 journeys per day from September. There is no further information available at the moment.

9. Date and venue of next meeting

The next meeting will be held on Tuesday 11th August 2026, starting at 9:30am in the Great Chart Playing Fields pavilion.

The meeting finished at 10:25am.

Signed as a true record by;

Cllr Yolanda Barker: _____

Date: _____