Great Chart with Singleton Parish Council

Planning Committee Meeting
held on Monday 21st September 2026 at 09:30am
at Great Chart Playing Fields Pavilion
MINUTES

PRESENT: Cllrs Y Barker, P Barker, Sullivan, Tate. Cllr Blanford (ABC) and 1 member of public.

1. **Apologies for Absence**
   Cllr Mercer.

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 Thursday 27th August 2026 were approved as a true record.

Proposed: Cllr P Barker	**Seconded:** Cllr Tate	**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.

It was noted that several small white flags have appeared in the region of Discovery Park which seem to be marking something out.

4. **Planning applications for Consideration**
   - **4.1. PA/2026/1448**
     St Johns Methodist Church, Singleton Road, Great Chart, TN23 3BA
     Construction of patio to rear of existing building.

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

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

4.2. **PA/2026/1483**
Little Netters, Chilmington Green Lane, Chilmington Green, TN23 3DP
Proposed single-storey rear and side extension.

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

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

4.3. **PA/2026/1580**
19, Applegarth, Singleton Road, Great Chart, TN23 3BB
Proposed side extension following the demolition of exiting garage/store and covered walkway.

It was requested that the privacy glazed windows must stay in perpetuity. The committee resolved to support the application but to make the point that there is a lack of parking information under the new NPPF process.

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

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

5. Planning Decisions

PA/2026/1180
44 Homestead, Singleton, TN23 4PX -
https://ashfordboroughcouncil.my.site.com/pr/a0hTw000004wUMnIAM
PC: No comments made
ABC: Approved

OTH/2026/1423
Land at Chilmington Green, Ashford Road, Great Chart, Ashford -
https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000055LKHIA2
PC: Object
ABC: Approved

PA/2026/0985
The Wyvern School, Great Chart Bypass, Great Chart, TN23 4ER -
https://ashfordboroughcouncil.my.site.com/pr/a0hTw000004oS5FIAU
PC: Support
ABC: Approved

PA/2026/1368
27, Waddington, Singleton Road, Great Chart, TN23 3BB -
https://ashfordboroughcouncil.my.site.com/pr/a0hTw0000053UbNIAU
PC: Support
ABC: Approved

6. **Appeal Notifications**
AP-90852
Erection of stable and tack, 1.8m high boundary fence, changes to access including additional hardstanding and new gate following demolition of previous stable and tack. (retrospective)

It was noted that the application remains retrospective, although the work has not been completed. Also, that the original application stated a stable and tack room, but that the appeal statement states a mechanical workshop.
The committee resolved to allow Cllr Y Barker and the Deputy Clerk to finalise the comments based on the Parish Council's previous comments and the above responses to the appeal statement.

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

7. **Chilmington**
The CMO AGM was held on 16th September. The Parish Council chairman attended. Cllr Blanford is part of the Board but could not attend the meeting.

8. **Ashford Borough Council Local Plan 2043 Scoping Consultation**
The committee resolved to submit comments on relating to Great Chart, and again for Chilmington. The comments can be seen at Appendix One.

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

9. **Planning Process Changes**
The committee noted the new process which ends the ability to 'call in' planning applications via the ABC ward member, and the need to now include reference to policies wherever possible.

10. **Date and venue of next meeting**
The next meeting will be held at 10am on Tuesday 20th October 2026, at the Great Chart Playing Fields Pavilion.

Meeting finished at 10:50am.

Signed as a true record by;

Cllr Yolanda Barker: _____

Date:_____

Appendix One

Local Plan Consultation – Great Chart

What issues / challenges does the borough face that could be addressed through the Local Plan?

Great Chart with Singleton Parish Council considers that one of the principal challenges facing the borough is how to accommodate future growth whilst safeguarding the identity, character and setting of existing villages. The Parish Council is particularly concerned about the cumulative impact of promoted sites surrounding Great Chart village, including HELAA/LP42/104, HELAA/LP42/253, HELAA/LP42/334 and HELAA/LP42/335. These sites should not only be assessed individually but collectively, as their combined effect has the potential to fundamentally alter the character, setting and function of Great Chart as a distinct village. The adopted Village Design Statement for Great Chart identifies a strong case for conserving Great Chart as a "distinct and discrete entity" and not allowing it to be absorbed into the expanding urban area of Ashford. The document recognises that the village's character derives not only from its historic buildings and conservation area, but also from the surrounding countryside, open spaces, recreational land and important views that define its setting. The Village Design Statement specifically identifies the cricket ground, playing fields, recreation areas, woodland and open land around the village as forming an important protective envelope that helps maintain Great Chart's separate identity and sense of community. The Parish Council is concerned that development on the edges of the village could erode this defining landscape setting and weaken the distinction between Great Chart and the wider Ashford urban area. The Local Plan should therefore place significant weight on: • Protecting Great Chart as a distinct and separate settlement. • Maintaining the countryside setting surrounding the village. • Retaining the envelope of open spaces, sports facilities and woodland identified in the Village Design Statement. • Preserving village approaches and important views. • Preventing coalescence between Great Chart and Ashford. • Protecting local distinctiveness and heritage significance. [Highways and Traffic The Village Design Statement identifies traffic as one of the village's long-standing concerns and notes that the historic layout of Great Chart was not designed to accommodate significant levels of modern traffic. The document also highlights the importance of maintaining the peaceful character of the village. The Parish Council remains concerned that development around Great Chart would increase traffic movements through the village and place additional pressure on the A28 corridor, particularly between Great Chart village and the Matalan roundabout where congestion and delays are already experienced. Future assessments should consider the cumulative impact of development proposals and ensure that additional traffic does not harm the functioning or character of the village road network. Flood Risk and Drainage The Parish Council has concerns regarding flooding and surface water management, particularly in relation to land around Ninn Lane and adjoining areas. Parts of the promoted land are known locally to experience significant surface water accumulation during periods of heavy rainfall. Development of currently undeveloped land has the potential to increase runoff and displace surface water elsewhere. Particular concern exists regarding the potential impact on Great Chart Playing Fields, Buxford Meadow and other important recreational and community facilities which are heavily used throughout the year. The Local Plan should ensure that flood risk and drainage are addressed strategically and that development does not increase flood risk elsewhere. Environment and the River Stour The Parish Council considers that the River Stour catchment is already under increasing environmental pressure. Future development should demonstrate that it can be accommodated without adverse impacts on

biodiversity, water quality, drainage systems or wider environmental capacity. The Local Plan should support biodiversity enhancement, effective green infrastructure networks and improvements to the quality and resilience of the natural environment. Community Infrastructure The Parish Council is concerned that continued growth will place increasing pressure on existing community infrastructure. Additional residents create increased demand for local services, meeting spaces, community activities and local democratic engagement. The Local Plan should recognise the need for investment in community infrastructure alongside housing growth. Developer contributions arising from future development should support enhanced community facilities, including improved parish and community accommodation capable of serving both existing and future residents.

What should the vision for Ashford borough include?

The vision for Ashford Borough should support sustainable, infrastructure-led growth whilst protecting the distinctive identities of the borough's towns and villages. The Parish Council believes that Great Chart should remain a recognisable and separate village whose character is defined by its historic core, surrounding countryside, recreational spaces and important views. The vision for the borough should include: • Protection of village identity and local distinctiveness. • Maintenance of clear separation between settlements. • Protection of the countryside setting of villages. • Preservation of important views, approaches and open spaces. • High-quality design that reflects local character. • Infrastructure delivered alongside growth. • Enhanced biodiversity and environmental quality. • Effective flood management and climate resilience. • Community infrastructure capable of supporting both existing and future residents. The Parish Council particularly supports the principles contained within the Great Chart Village Design Statement, which seeks to maintain the envelope of leisure, woodland and open spaces around the village, preserve important historic views and protect Great Chart from becoming absorbed into the wider Ashford urban area.

Do you have any comments about how we are proposing to engage with residents, businesses and other stakeholders during the Local Plan process?

Parish Councils need reasonable time to able to respond to consultations due to meeting schedules. Parish Councils need to be consulted as to where events are held to ensure locations are best for that community.

Are there any other ways that we could publicise the public consultations?

Parish Councils should be consultees that are emailed as part of the consultation process.

Are there any groups or communities that you are aware of that find it harder to participate? If so, what steps could we take to help engage those groups?

Non digital engagers. Anyone who thinks they need to write a lot. So an easy reader version.

How would you like to be engaged as part of the emerging Local Plan?

Emails, Leader briefings, consultations within our local area

Do you have any data available that would help the Council to prepare the emerging Local Plan?

Great Chart Village Design Statement
https://www.greatchartsingleton-pc.gov.uk/_UserFiles/Files/Policies/Great%20Chart%20VDS%201-compressed.pdf
Great Chart with Singleton Parish Council speed indicator device statistics
https://www.greatchartsingleton-pc.gov.uk/Speed_Indicator_Device_30649.aspx
Great Chart with Singleton Parish Council Highways Improvement Plan
https://www.greatchartsingleton-pc.gov.uk/_VirDir/CoreContents/News/Display.aspx?id=82289

Are you working on any strategies or plans that may impact on the emerging Local Plan?
We are looking to provide a Parish Council building that houses our workshop, equipment, offices and meeting spaces so funding from any development will need to be attributed to this fund.

Local Plan Consultation – Chilmington

What issues / challenges does the borough face that could be addressed through the Local Plan?
Great Chart with Singleton Parish Council considers that one of the most significant challenges facing the borough is ensuring that existing strategic growth commitments are fully delivered before substantial further strategic expansion is considered. The Parish Council recognises that Chilmington Green already benefits from an adopted planning framework comprising the Chilmington Green Area Action Plan, approved planning permissions, the Chilmington Green Design Code and the Chilmington Green Quality Charter. Collectively these documents establish a carefully planned Garden Suburb of approximately 5,750 dwellings supported by schools, community facilities, employment opportunities, public transport, extensive green infrastructure, Discovery Park and long-term stewardship arrangements. The Parish Council notes that HELAA/LP42/187 promotes a significantly larger development area and seeks an overall capacity of approximately 14,690 dwellings. The submission states that this would represent an increase of approximately 8,940 dwellings beyond the approved Chilmington Green scheme through increased densities and additional land. The Council supports the Garden Suburb principles that underpin the approved Chilmington Green development and believes these continue to provide an appropriate model for future growth across the borough. These principles include walkable neighbourhoods, integrated green infrastructure, strong local centres, community-led stewardship and high-quality design. Active Travel needs to be considered as a network and people should not have to live too far from amenities if in an urban environment.
What should the vision for Ashford borough include?
The Parish Council notes that HELAA/LP42/187 promotes a total of approximately 14,690 dwellings and that the accompanying submission confirms this figure includes an uplift of approximately 8,940 dwellings above the approved Chilmington Green allocation. The approved Chilmington Green development is supported by an adopted Area Action Plan, a detailed Design Code, the Quality Charter, planning permissions and associated infrastructure obligations. These documents together establish a carefully planned Garden Suburb supported by schools, community facilities, public transport, green infrastructure, Discovery Park and long-term stewardship arrangements. The Parish Council therefore considers that any future proposal beyond the approved Chilmington Green framework should be assessed as additional strategic growth rather than as a continuation of the existing development. The Local Plan should require any such proposal to demonstrate: • How infrastructure would be funded and delivered. • How transport impacts would be mitigated. • How healthcare and education capacity would be provided. • How community facilities and recreational infrastructure would be expanded. • How accessibility for disabled residents and those with reduced mobility would be secured from the outset. • How water supply and wastewater infrastructure would be delivered. • How flood risk and environmental impacts would be managed. • Provision of bungalows of various sizes to ensure disabled and those with limited mobility can stay within the community. Not every wants to live in a flat not be attached to another dwelling. The variety is key. • How ecological enhancement and biodiversity objectives would be achieved. • How long-term stewardship and community

management arrangements would be funded and maintained. • How a new development of 9000 dwellings next to an non built development such as Chilmington Green will sit in the landscape and be included in Borough/Unitary schemes for active travel. • How existing obligations and commitments associated with the approved Chilmington Green development would be protected and delivered. • How community is built from the outset and space is given for this to happen on fresh new developments that will not have permanent infrastructure. It is key that all communities need a meeting space from the outset to offer a successful community buy in. • Consideration of the fact the area was designated as partial flood plain and with newer models being issued for flood risks these should be checked. • Do not use a flood plain as wetland – that has a different purpose and they can't always be considered as sensible offset methods • Absolute renewable energy must be considered in as many ways known to man between now and 2043. Any large development needs to adopt renewable energy and efficiency of the highest quality. • Parking needs to be realistic. Parking should be able to cope with large vehicles including work vans and vehicles used by disabled people. If all spaces were accessible it would be a much better system. This includes driveways and parking spaces. • Apartments and building heights still should not exceed the Chilmington limits and road completion time frame needs to be specific in order to assist residents. From properties sold they should not be waiting 10 years for a road and dropped kerbs. • Road widths need to be wider to allow for emergency vehicles and delivery lorries. This needs incorporating into this local plan. Parking bays on roads should be inset to ensure they are obvious and useable. • Substantial green corridors need to be continued with substantial size to border any developments and therefore providing a buffer for all villages within the site boundary. The Parish Council strongly supports the successful completion of the approved Chilmington Green development and considers that the priority for the Local Plan should be ensuring that the commitments already made to existing and future residents are fully delivered before substantial further strategic expansion is considered.

Do you have any data available that would help the Council to prepare the emerging Local Plan?

Chilmington Design Code
https://www.ashford.gov.uk/media/tzkjuqvn/chilmington-green_design-code-low-res-version.pdf
Chilmington Green Quality Charter
https://www.ashford.gov.uk/media/os4piym3/chilmingtongreen_qualitycharter_final_web.pdf
Great Chart Village Design Statement
https://www.greatchartsingleton-pc.gov.uk/_UserFiles/Files/Policies/Great%20Chart%20VDS%201-compressed.pdf
Great Chart with Singleton Parish Council speed indicator device results
https://www.greatchartsingleton-pc.gov.uk/Speed_Indicator_Device_30649.aspx
ABC should look at planning application responses for issues people raise and then how the officer deals with them. Is there something within this that could be fixed to avoid the issue in the first place such as parking? Tandem parking was only supposed to be used as a last resort but on Chilmington it is now the norm.

Are you working on any strategies or plans that may impact on the emerging Local Plan?

GCwSPC is growing and needs to secure a building to house our offices, meeting spaces and a workshop, garages for our equipment and stewards. We will be needing to offer a museum area and would like space for things like food waste pantry, some other potential useful additions for the community that are not already provided.

Do you have any further specific comments?
Great Chart with Singleton Parish Council wishes to work with Ashford Borough Council to ensure that our residents have the best possible outcome going forward.