Great Chart with Singleton Parish Council

Planning Committee Meeting held on Tuesday 20th October 2026 at 10am at Great Chart Playing Fields Pavilion MINUTES

PRESENT: Cllrs Y Barker, P Barker, Sullivan, Mercer. Cllr Blanford (ABC) and 4 members of public.

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 September 2026 were approved as a true record.

Proposed: Cllr P Barker	**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.

4. **Planning applications for Consideration**
   - **4.1. PA/2026/1449**
     10, Barnberry Close, Singleton, TN23 5PW
     Garage conversion into habitable room with single-storey rear extension.

     The planning application does not contain enough evidence of sufficient off-street parking to justify the loss of the garage under TRA3a. The committee also noted that the cul de sac is relatively narrow, and displacement of vehicles onto the road will impact on street parking and therefore negatively affect access for refuse and emergency vehicles, which goes against Chapter 9 of the NPPF. The committee requested that this information is included in the application so that the impact can be assessed. The committee resolved to object to this application.

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

4.2. PA/2026/1694

Land between the Pig and Whistle Farmhouse and Minden Cottage, Ashford Road, Great Chart

Variation of Condition 20 (drainage) of planning permission 21/01315/AS & PA/2022/2030 and Condition 18 (drainage) of planning permission PA/2023/1635 for Erection of 6 no. new dwellings with nectar-rich meadow land and reeds and swales to provide habitat for protected species, rainwater attenuation and flood relief and associated access reconfiguration to allow for updated site drainage drawings. (retrospective)

The committee has no planning related concerns but resolved not to comment due to the technical details involved.

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

4.3. PA/2026/1553

Braeside, Padwell Lane, Great Chart, TN23 3AU

Construction of summer house.

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

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

4.4. OTH/2026/1310

Singleton Village Hall, Hoxton Close, Singleton, TN23 5LB

T1 - oak tree - crown lift by maximum 5 meters over footpath and neighbouring properties.

The committee resolved not to comment due to the Parish Council being the applicant. The planning application was noted.

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

4.5. PA/2026/1734

12, Millfield, Singleton, TN23 4GW

First-floor extension over the garage together with a one-and-a-half-storey rear extension and infill extension.

The planning application already has a number of objections from nearby residents. The height and mass of this extension would make this property very overbearing for nearby residents (SP1, SP6, HOU5). It would cause privacy issues for neighbouring properties, especially where new windows will look directly into neighbouring bedrooms. There will also be a reduction in light for neighbouring properties.
The proposed development is not sympathetic to the local character of the area as per paragraph 135 of the NPPF.
The committee resolved to object to this application.

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

4.6. Any applications received after publication of agenda
None

5. **Planning Decisions**
PA/2026/0750
57 Highwood Drive, Chilmington Green, Ashford, TN23 8AA – Conversion of garage to habitable space and changes to fenestration.
https://ashfordboroughcouncil.my.site.com/pr/a0hTw000004dtK5IAI
PC: Object
ABC: Approved

PA/2026/1177
37 Green Fields Lane, Singleton, TN23 5LH -
https://ashfordboroughcouncil.my.site.com/pr/a0hTw000004wRwnIAE
PC: Object
ABC: Approved

6. **Appeal Notifications**
None

7. **Chilmington**
It was noted that the CMO AGM papers and minutes are now available on the CMO website.

8. **Date and venue of next meeting**
The next meeting will be held at 09:30am on Tuesday 17th November, at Great Chart Playing Fields Pavilion.

Meeting finished at 11:10am.

Signed as a true record by;

Cllr Yolanda Barker: _____

Date:_____