

**CHART SUTTON PARISH COUNCIL  
MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD AT 7.30PM ON MONDAY 9<sup>TH</sup> OCTOBER 2023  
AT CHART SUTTON VILLAGE HALL**

**PRESENT :-** Cllr P Forknall (Chair), Cllrs S Waring, V Underdown, R. Sagrott  
Mrs L Windless, Parish Clerk

Cllr Mike Fitzgerald and one resident were also in attendance.

1. **APOLOGIES**  
Apologies were received from Cllrs Ward and Webb.
2. **FILMING OF MEETINGS**  
There were no requests to film the meeting.
3. **COUNCILLOR DECLARATIONS**  
No interests were declared.
4. **REQUESTS FOR DISPENSATION**  
There were no requests for dispensation.
5. **MINUTES OF MEETING HELD ON 14<sup>TH</sup> AUGUST 2023**  
Cllrs proposed, seconded and resolved “**that the draft Minutes be approved as a correct Record**”. This was **Agreed** and the Chairman was authorised to sign off the official copy.
6. **PLANNING APPLICATIONS**  
The following applications were considered and recommendations made:
  - 6.1 **CHART VIEW, CHART HILL ROAD ME17 3EX – 23/504000/FULL**  
Siting of 3 no. additional static caravans for Gypsy and Traveller use  
**Council recommendation :**  
The Parish Council wish to see the application refused for the following planning reasons.  
If the officer intends to approve it we wish to see the application reported to planning committee for decision :
    - The site is located within the Low Weald Landscape Character Area and the proposed development would be contrary to MBC LP policy DM15 regarding the impact of windfall sites on the character and appearance of an area; LP policy DM3 which is concerned with the protection of positive landscape character; LP policies SS1 and SP17 which require development in the countryside to accord with other local policies, and to conserve and enhance the distinctive Low Weald landscape and LP policy DM30, part of which requires the mass and scale of development to maintain or enhance local distinctiveness
    - The proposal represents over development of the site, both in terms of a significant addition of structures and the potential number of residents it would accommodate
    - The site currently has planning permission for 3 static caravan pitches but 4 are shown on the existing plan on the basis that a 4 bedroom static caravan can simply be exchanged for two 2 bedroom caravans. The application should be resubmitted based on 4 additional static caravan pitches
    - The proposed development would exacerbate the light pollution that already exists from the site
    - The proposed development would increase noise disturbance and traffic to and from the site
    - The documents state that the site is a mile away from the historic grade II\* listed farm house at Rabbits Cross but it is actually only approximately 50m away
    - The proposed site is not hidden behind hedgerows and trees as stated in the application, instead it is bordered by a single tree, some poor hedging and a tall fence which means the buildings can be seen from both the road and adjacent footpath

- The site is not shielded by the adjacent Gypsy and Traveller site to the south, which can also be seen from the road
- No details have been provided regarding how sewage would be adequately dealt with

**6.2 LESTED, LESTED LANE ME17 3RZ -23/504201/FULL**

Demolition of existing outbuildings and erection of a part single part two storey rear extension and rear dormer

**Council recommendation :**

No objection / comment.

**7. REPORTED DECISIONS**

Members **Noted** the following decisions received from Maidstone Borough Council.

**7.1 PLEASANT VIEW, PLOUGH WENTS ROAD ME17 3SA**

Alterations to existing property including a erection of a single storey rear extensions, part garage conversion into habitable space, new roof profile to house with new gable ends and changes to fenestration. New roof profile to garage to allow for office/store within roof void.

**Granted 12/7/23**

**7.2 LESTED VILLAS, LESTED LANE ME17 3RZ – 23/502398/FULL**

The demolition of an existing garage and replace with the erection of a larger detached garage (part retrospective)

**Granted 28/7/23**

**7.3 14 MARSHAM CRESCENT ME17 3RJ – 23/502532/FULL**

Demolition of the existing attached garage and erection of a single storey side extension and changes to fenestration

**Granted 28/7/23**

**7.4 AMBERLEA, PLOUGH WENTS ROAD ME17 3SS – 23/502176**

Erection of single storey part side / rear extension including rooflight

**Granted 2/8/23**

**7.5 HAZEL LODGE, AMBER LANE ME173SE – 23/502624/FULL**

Erection of garden relaxation room including swimming pool and gym area (retrospective)

**Granted 15/8/23**

**7.6 CHART HILL LAKES, CHART HILL ROAD ME17 3EZ – 23/501351/FULL**

Creation of new off-road driveway and access gate

**Granted 15/9/23**

**8. ANY OTHER BUSINESS**

**8.1** Planning enforcement issues were discussed.

**There being no further planning matters to be discussed the meeting closed at 7.47pm.**