

**CHART SUTTON PARISH COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT 7.30PM ON MONDAY 22ND JANUARY 2024
AT CHART SUTTON VILLAGE HALL**

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

Cllr Mike Fitzgerald, Borough Cllr Steve Munford, 3 members of the public

1. APOLOGIES

None

2. FILMING OF MEETINGS

There were no requests to film the meeting.

3. COUNCILLOR DECLARATIONS

Cllr Sagrott declared an interest in application 23/505684 and took no part in the decision making relating to this item

4. REQUESTS FOR DISPENSATION

There were no requests for dispensation.

5. MINUTES OF MEETING HELD ON 11TH DECEMBER 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 2 CHART VIEW, CHART HILL ROAD ME17 3EX – 23/505684/FULL

Change of use of land for the extension of existing gypsy and traveller site including the siting of five static caravans

Council recommendation :

The Parish Council would like to see the application refused for the following planning reasons. If MBC are minded to approve it, the application should be reported to MBC planning committee for decision.

- No red line drawing has been submitted by the applicant therefore we fail to see how the application passed MBC’s validation process. The application should therefore be withdrawn by MBC until this information has been provided
- The Government’s Planning Policy for Traveller Sites states that new gypsy and traveller development in the open countryside should be strictly limited and local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community. This proposal would dominate the nearest settled community. The views of the Planning Inspector in relation to previous, adjacent applications must be taken into account when deciding this application
- The proposal is contrary to policies in the MBC Local Plan. In particular, policy SP17 states that development proposals in the open countryside should not be permitted unless they accord with other policies in the plan and will not result in harm to the character and appearance of the area. The site is located in the open countryside and the proposed change of use and siting of five static caravans will result in harm to both the character and appearance of the open countryside
- The proposal represents over development, both in terms of the number of structures proposed and the number of people to be housed
- The proposal would result in unacceptable increased vehicle movements in and out of the site
- The proposal provides no details of how parking would be accommodated on the site. In addition, there is no space available or allocated on the site for touring caravans

- The proposal would result in increased noise as a result of intensification of the use of the site, with an unacceptable impact for existing residents
- The proposal provides no detail of how surface water would be dealt with
- The proposal provides no detail of how utilities would be provided to the site
- The proposal would exacerbate the light pollution problem that already exists at this location
- The site is approximately 30m away from the grade II* listed farmhouse at Rabbits Cross
- We fully support the objections raised by Pegasus Group on behalf of residents and the objections submitted individually by residents themselves

6.2 COBTREE HOUSE, AMBER LANE ME17 3SE – 23/505736/FULL
 Demolition of existing conservatory and replace with a single storey rear extension
Council recommendation :
 The Parish Council wish to see the application approved

7. REPORTED DECISIONS

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

7.1 THE KIA, CHART HILL ROAD ME17 3RL – 23/505143/FULL
 Erection of single storey side extension
Granted 9/1/24

Members discussed the recent removal of ancient hedgerow on the lane off Chart Hill Road. Cllr Munford explained that he was liaising with the relevant MBC officer who was investigating how to protect the remainder of the hedgerow and would be reporting the recent hedge loss to the relevant enforcing authority.

There being no further planning matters to be discussed the meeting closed at 7.45pm.