

# CHART SUTTON PARISH COUNCIL

## Minutes of the Planning Committee Meeting held at 7.30pm on Monday 26<sup>th</sup> January 2026 at Chart Sutton Village Hall

**Present:** Cllr S. Waring (Chair)                      Cllr V. Underdown                      Cllr J. Killick  
                 Cllr R. Sagrott,                                      Cllr W. Gatward                      Cllr M. Brown  
                 Cllr K. Dreger

S. Hill - Parish Clerk  
Public – 0

### **25/36 Apologies for Absence**

None received

### **25/37 Recording of meeting**

The Clerk will record the meeting for his own notes.

### **25/38 Councillor Declarations of Interest**

Cllr Robert Sagrott confirmed interest in 25/504618 due to location.  
There were no pecuniary or non-pecuniary interests in matters to be considered.

### **25/39 Request for Dispensation**

There were no requests for dispensation.

### **25/40 Minutes of the planning meeting held on 8 December 2025**

The minutes were proposed and **resolved** that the Chairman signs the minutes as true and accurate record of the meeting.

### **25/41 Planning Applications**

#### [Application number: 25/504652/FULL](#)

**Proposal:** Change of use of land for the stationing of five mobile homes for Gypsy and Traveller occupation, five touring caravans and four day rooms; hard and soft landscaping.

**Address:** Peacock Farm Chart Hill Road Chart Sutton Kent ME17 3EX

**Applicant:** Mr D Oloughlin

**Contact Address:** C/O Perfect Pitch Planning Ltd FAO Mr Simon McKay Studio 1  
305A Goldhawk Road London W12 8EU

**Officer:** Francis Amekor

**Parish Council recommendation:** Object to this application.

Chart Sutton Parish has a number of concerns in relation to this application due to the increased population. These are set out below as general observations and are not listed in any order of priority.

**Environmental Concerns** — Potential adverse effects on local ecosystems, wildlife habitats, and water resources, reflecting issues experienced during previous developments in the area.

**Neighbourhood Impact** — Anticipated increases in noise, traffic, and general disturbance affecting nearby residents and local businesses.

**Land Use** — The site lies within the Low Weald, where the predominant and established use is agricultural. The proposal does not align with local land-use policies or the rural character of the area.

**Community Opposition** — Local residents and businesses have expressed strong concerns regarding the impact on property values, amenity, and overall quality of life.

**Indigenous Population** — The parish is a quiet rural community where residents have chosen to live for its tranquillity. A significant influx of new inhabitants risks overwhelming and fundamentally altering the established community.

Therefore, the main issues to be considered in this appeal are:

- the effect of the development on the character and appearance of the area
- the adequacy of local infrastructure and services, including roads, water supply, and sewage systems, particularly given the area's history of flooding
- whether the proposed development can demonstrate a measurable net gain in biodiversity

**[Application number: 25/504618/FULL](#)** (Cllr Robert Sagrott left the room)

**Proposal:** Erection of detached two bay stable building. Applicant: Ms C Whitney  
Contact **Address:** Land East Of Hawthorn Lodge Chart Hill Road Staplehurst Kent TN12 0DE  
**Address:** C/O Perfect Pitch Planning Ltd FAO: Mr Simon McKay Studio 1 305A Goldhawk Road London W12 8EU

**Officer:** Francis Amekor

**Parish Council recommendation:** No comment.

**[Application number: 25/505126/FULL](#)**

**Proposal:** Erection of a first floor side extension with a roof level dormer to east elevation. Loft conversion with the insertion of 2no. dormer windows to rear elevation: 1no. front roof light. Replacement and enlargement of windows on east and north elevation. Replacement of existing windows and doors with double glazed timber windows like for like and associated landscape works.

**Address:** Eylesden Hall Chart Road Chart Sutton Kent ME17 3RF

**Application Type:** FULL

**Applicant:** Mr and Mrs O'Donnell

**Agent:** Candid Planning Consultancy Ltd

**Officer:** Ms Angela Welsford

**Parish Council recommendation:** No objection – Concern that dormer window on the north side overlooks the school.

**Application number: 25/505198/LAWPRO**

**Proposal:** Lawful Development Certificate for proposed demolition of existing conservatory and erection of a single storey rear and side extension including insertion 3no roof lights. Loft conversion with larger rear dormer with Juliet balcony in lieu of existing dormers, alterations to existing flat roofs with raised parapets to both sides and changes to fenestration.

**Address:** Cedar View Chart Road Chart Sutton Kent ME17 3RB

**Applicant:** Mr & Mrs Lyons

**Contact Address:** C/O Turner Associates Mr Jon Turner 2D St. Johns Road Hove BN3 2FB

**Officer:** Yuqi Bi

**Parish Council recommendation:** No comment.

**Application Number: 26/500068/FULL**

**Proposal:** Erection of a Self-Build two storey 4-bed dwelling with basement for 3no. car parking spaces, storage area for refuse/recycling bins and a secure cycle store, with associated landscaping. (In lieu of dwelling approved under prior approval 23/502050/PNQCLA)

**Address:** Agricultural Building At Rectory Farm Rectory Lane Chart Sutton Kent ME17 3RD

**Parish Council recommendation:** No objection.

**Application Number: 26/500018/FULL**

**Proposal:** Demolition of existing outbuilding, change of use of land from agricultural use to equestrian use, erection of a new stable and associated landscaping.

**ADDRESS:** 1 Natal Cottages Plough Wents Road Chart Sutton Kent ME17 3RY

**CASE OFFICER:** Gautham Jayakumar (GauthamJayakumar@Maidstone.gov.uk)

**Parish Council recommendation:** No objection.

**25/42 Reported MBC Decisions**

**Application number: 24/501943/FULL**

**Proposal:** Use of land for the siting of 2no. static caravans: 2no. touring caravans and erection of 2no. day rooms for Gypsy/Traveller use: with associated parking.

**Address:** Plot 6 Peacock Farm Chart Hill Road Chart Sutton Kent ME17 3EX

**Application Type:** FULL

**Applicant:** Mr R Lee

**Agent:** Martin Potts Associates

**Officer:** Francis Amekor

**Decision:** Application Withdrawn

**Decision Date:** 17/12/2025

**Application number: 25/504148/FULL**

**Proposal:** Erection of a single rear extension including 2no. rooflights and installation of driveway gate.

**Address:** Santolina Warmlake Road Chart Sutton Kent ME17 3RP

**Application Type:** FULL

**Applicant:** Mrs Miranda Warren

**Agent:** Kirk-Brown Limited

**Officer:** Olga Gardiner

**Decision:** Application Permitted

**Decision Date:** 16/01/2026

**Application number: 25/504794/LDCEX**

**Proposal:** Lawful Development Certificate (existing) for fenestration alterations to eastern elevation, specifically, removal of two existing windows and replacement with a single, newly formed door opening.

**Address:** Eylesden Hall Chart Road Chart Sutton Kent ME17 3RF

**Status:** Decided

**Decision:** Application Permitted

**Decision Issued Date:** Mon 19 Jan 2026

**25/43 Close of Meeting – Date of next meeting 9 March 2026**

Signed ..... Chairman

Date .....