

**CHART SUTTON PARISH COUNCIL - MINUTES OF THE PLANNING COMMITTEE MEETING
HELD AT 7.30PM ON MONDAY 10TH MARCH 2025 AT CHART SUTTON VILLAGE HALL**

PRESENT :- Cllr S. Waring (Chair), Cllrs V. Underdown, J. Killick, R. Sagrott, W. Gatward
Mrs L. Windless (Parish Clerk)
9 members of the public
Mr Eric Przyjemski – DHA Planning
Mr Guy Osborne – Country House Homes

1. APOLOGIES

No apologies were received

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 27TH JANUARY 2025

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 PLACE, CHURCH ROAD, CHART SUTTON – 25/500611

Renovation and extension of existing annex accommodation, including the demolition of a woodshed to be replaced with a new single-storey annex extension and further annex extension into existing garaging and stable to the ground floor

Mr Guy Osborne representing Country House Homes had brought plans along to the meeting and answered members’ questions. Following discussion, the below response was agreed :

Council recommendation :

No objection however we wish to comment on the application as follows but do not request that is reported to MBC planning committee for decision :

- The proposed mitigation to prevent damage to heritage assets is very important and should be formalised via planning conditions
- The conservation officer should be fully consulted on the application

6.2 CHART PLACE, CHURCH ROAD, CHART SUTTON – 25/500613/LBC

Listed Building Consent for renovation and extension of existing annex accommodation, including the demolition of a woodshed to be replaced with a new single-storey annex extension and further annex extension into existing garaging and stable to the ground floor

Council recommendation :

No objection however we wish to comment on the application as follows but do not request that is reported to MBC planning committee for decision :

- The proposed mitigation to prevent damage to heritage assets is very important and should be formalised via planning conditions
- The conservation officer should be fully consulted on the application

6.3 LAND AT RECTORY FARM, RECTORY LANE, CHART SUTTON – 25/500499

Erection of polytunnels

Mr Eric Przyjemski representing DHA Planning presented details of the application and answered members and residents’ questions. Following discussion, the below response was agreed :

Council recommendation :

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

- The scale of the proposal is completely unacceptable when considered with (as yet undecided) planning application 25/500111 and existing polytunnels in the vicinity. If both applications are approved it will result in a vast expanse of polytunnels which will be a plastic covered blot on the landscape, particularly when viewed from the greensand ridge.
- The site is in close proximity to a Landscape of Local Value and will negatively impact this beautiful local landscape. We understand there is an ongoing application for the area to become part of the Kent Downs National Landscape Area (formerly AONB). As such, every effort should be made to protect the landscape from such a concentration of these inappropriate, ugly structures
- The proposal will cause harm to the setting of listed buildings within close proximity of the site
- The proposal will cause additional agricultural vehicle movements on the public highway
- The proposal will adversely impact existing footways and bridleways, making them muddy and unattractive from agricultural vehicle movements. The enjoyment of these footways and bridleways will be spoilt by the presence of this vast expanse of polytunnels
- The proposal will adversely impact wildlife and ecology
- We are concerned about runoff - all the additional rainwater will feed into adjacent road ditches, finding its way to the River Beult and potentially causing flooding. We understand the plastic would be removed from the polytunnel frames during the winter months but flooding during the rest of the year remains a concern. Potential pollution of watercourses from sediment / substances is also a concern
- We have concerns that any condition regarding removal of plastic during winter months would be difficult to police and we are advised by residents that similar conditions relating to existing polytunnels in the parish are apparently not being adhered to
- We are concerned at noise pollution from the proposal (reversing beeps etc) which will have an adverse impact on adjacent residents. The application appears to make no mention of working hours. We are also concerned at noise from plastic flapping in the wind
- We are concerned at potential pollution of the land from plastic being left to blow around in hedgerows and trees

6.4 LAKE VIEW BARN, RECTORY LANE, CHART SUTTON – 25/500553
Erection of a single storey rear kitchen extension

Council recommendation :
No objection / comment

7. REPORTED DECISIONS

7.1 11 MERCER WAY, CHART SUTTON – 24/504988
Erection of a single storey side extension
DECISION : Application approved

7.2 LAND AT 2 CHART VIEW, CHART HILL ROAD, CHART SUTTON – 24/504074
Change of use of land and replacement of existing timber builder's store with single static unit for gypsy and traveller use with space for tourer caravan and parking
DECISION : Application approved

There being no further planning matters to be discussed the meeting closed at 8.50pm.