

CHART SUTTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.30PM ON WEDNESDAY 13TH AUGUST 2025 AT CHART SUTTON VILLAGE HALL

PRESENT :- Cllr S. Waring (Chair), Cllrs V. Underdown, J. Killick, R. Sagrott,
W. Gatward, M. Brown and K. Dreger
Mr S. Hill (Parish Clerk)

1. APOLOGIES

None

2. FILMING OR RECORDING OF MEETING

The Clerk audio recorded the meeting and stated that these would be deleted once the minutes of the meeting had been agreed.

3. COUNCILLOR DECLARATIONS

It was declared that Cllr R Sagrott would leave the room during discussions regarding application 25/503131/FULL due to personal interest.

4. REQUESTS FOR DISPENSATION

There were no requests for dispensation.

5. MINUTES OF MEETING HELD ON 14th JULY 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 APPLICATION REF: 25/503191/FULL

PROPOSAL: Alteration to existing layout including the siting of 3no. additional static units, a facilities block, 3no associated touring caravans, the provision of 6no parking spaces and hard and soft landscaping for gypsy and traveller use.

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

Council recommendation:

No Objection/neutral but request consideration be given to providing to the following:

- Provision of renewable energy sources such as air / ground source heat pumps
- Provision of EV charging points
- Exclusively native planting within any landscape plan
- Wildlife friendly boundaries
- Encourage high levels of thermal insulation and airtightness
- Permeable parking and footway surfaces
- Avoidance of light pollution as much as possible in external lighting design

6.2 APPLICATION REF: 25/503131/FULL

PROPOSAL: Change of use of the land to provide an extension to an existing Gypsy and Traveller site for the stationing of 3no. mobiles, 3no. touring caravans, erection of day room and repositioning of previously approved day room.

ADDRESS: Land East of Hawthorn Lodge Chart Hill Road Chart Sutton Kent ME17 3EX

Council recommendation:

Objection – Reasons have been submitted in full to MBC, however CSPC request consideration be given to providing the following should it be approved by MBC:

- To limit the visual impact the number of caravans and the size of vehicles to be kept at the site are to be restricted. For similar reasons details of landscaping, bin storage and any external lighting are also required to be submitted, agreed and implemented. In order to ensure appropriate foul and surface water drainage is provided on the site details are also required.
- The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show-people or circus people travelling together as such.
- There shall be no more additional pitches on the site and on each pitch hereby approved no more than 1 caravan, shall be stationed at any time.- The site shall not be occupied until details of a scheme for the means of foul and surface water drainage of the site; soft landscaping to include details of species, plant sizes, proposed numbers and densities; boundary treatment, refuse arrangements, external lighting and details of the permeability of the proposed.
- All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- The site shall not be occupied until details of post development habitat creation and enhancements have been submitted and approved in writing by the local planning authority. These details shall include, but are not limited to, the installation of a minimum of one bat tube on each mobile home or day room, the installation of bird and bat boxes and an implementation programme. These measures shall thereafter be retained.

- That Solar panels be installed on all units and the provision of at least 1 EV charger to be installed per two car spaces.
- No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site, and
- No commercial activities shall take place on the land, including the storage of materials.

7. REPORTED DECISIONS

None to report.

8. CLOSE OF MEETING – DATE OF NEXT MEETING 8TH SEPTEMBER

There being no further planning matters to be discussed the meeting closed at 8.30pm.

Signed Chairman Date