

CHART SUTTON PARISH COUNCIL

Minutes of the Planning Committee Meeting held at 7.30pm on Monday 13 April 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 – 45 Plus

Public Session:

A large group of residents attended the meeting to discuss Item 26/6, the application for the erection of 35 homes on land south of Warmlake Road. In response to their questions, it was explained that the application would be considered under Planning Applications and that their points would be addressed at that stage.

26/1 Apologies for Absence

None required.

26/2 Recording of meeting

The Clerk will record the meeting for his own notes.

26/3 Councillor Declarations of Interest

Three councillors, Cllr Underdown, Cllr Gatward and Cllr M Brown declared they had non-pecuniary interests in matters to be considered under 26/6.

26/4 Request for Dispensation

There were no requests for dispensation.

26/5 Minutes of the planning meeting held on 9 March 2026

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

26/6 Planning Applications

[APPLICATION REF: 26/500848/OUT](#)

PROPOSAL: Outline application (with all matters reserved except access) for erection of up to 35 homes, associated infrastructure, public footpath, and safeguarded land for community use.

ADDRESS: Land South of Warmlake Road Chart Sutton Kent ME17 3RJ

COMMENTS DUE BY: 17 April 2026

DECISION DUE DATE: 5 June 2026

CASE OFFICER: Kathryn Altieri

Chart Sutton Parish Council **Objects** to this application on the grounds of:

- Prematurity in relation to the Maidstone Local Plan and the emerging Neighbourhood Plan

- Absence of essential Highways evidence
- Non-compliance with TPO protections
- Failure to address community infrastructure and sustainability needs
- Lack of agricultural access to existing farmlands
- Removal of Orchard does not support BNG calculations
- Poor integration with existing pedestrian and cycle routes
- Omission of key community assets
- Unclear maintenance responsibilities

The proposal would extend the built-up area yet provides **no demonstrable benefit** to the local community. It does not constitute **sustainable development** and should therefore be refused. If planning officers are minded to recommend approval, the application should be referred to the **Full Planning Committee** for determination.

Chart Suttons Parish Council's full response is available on the MBC planning portal or can be obtained from the Clerk upon request.

[APPLICATION REF: 26/501166/FULL](#)

PROPOSAL: Change of use of land for the stationing of two mobile home pitches for occupation by Gypsies or Travellers.

ADDRESS: Plot 2 Peacock Farm Chart Hill Road Chart Sutton Kent ME17 3EX

CASE OFFICER: Francis Amekor

Chart Sutton Parish has a number of concerns in relation to this application due to the increased population in this area and **objects** to the application.

The main issues to be considered in this application 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 of at least 10%.

Chart Suttons Parish Council's full response is available on the MBC planning portal or can be obtained from the Clerk upon request.

[APPLICATION REF: 26/500826/FULL](#)

PROPOSAL: Erection of two storey rear extension, side extension and porch (retrospective).

ADDRESS: Elderden Farm Cottage Chart Hill Road Staplehurst Kent TN12 0RW

COMMENTS DUE BY: 17 April 2026

DECISION DUE DATE: 14 May 2026

CASE OFFICER: Ping Tye

Chart Sutton Parish Council has **no objections** to the proposal. However, it recommends the use of natural hedging rather than fencing for boundary treatments, in order to remain in keeping with the surrounding rural character.

26/7 Reported MBC Decisions

Application number: 26/500018/FULL

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

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

Decision: Application Refused

Decision Issued Date: 12/03/2026

Application number: 26/500297/SUB

Address: Tawny Lodge Heronden Chart Hill Road Chart Sutton Kent ME17 3EZ

Proposal: Submission of details pursuant to condition 3 (Site Development Scheme): subject to application 25/504014/FULL.

Parish: Chart Sutton

Ward: Boughton Monchelsea And Chart Sutton

Officer: Gautham Jayakumar

Decision: Application Permitted

Decision Date: 24/03/2026

Application number: 25/500499/FULL

Address: Land At Rectory Farm Rectory Lane Chart Sutton Kent ME17 3RD

Application Type: FULL

Applicant: Mr Sean Charlton

Agent: DHA Planning

Proposal: Erection of polytunnels.

Decision: Application Refused

Decision Date: 27/03/2026

26/8 Close of Meeting – Date of next meeting 11 May 2026

S Waring

11 May 2026

Signed Chairman

Date