

CHARTHAM PARISH COUNCIL

The Parish Office, Village Hall, Station Road, Chartham, Canterbury, Kent, CT4 7HZ
Email: clerk@chartham-pc.gov.uk

**A Meeting of the Planning & Highways Committee will be held on
Monday 3rd November 2025 at 18:30hrs at
Chartham Village Hall, Station Road, Chartham, Canterbury, Kent, CT4 7HZ**

Members of the public are invited to attend a meeting of the Planning & Highways Committee to discuss the planning applications outlined on the agenda. As per the Parish Council's Standing Orders, residents have five minutes to speak should anybody wish to convey their opinion to councillors.

Agenda issued by the Clerk on 28th October 2025

L. Wilkes

AGENDA

1. APOLOGIES FOR ABSENCE (6:30pm)

2. DECLARATIONS OF INTEREST

Councillors to declare any Disclosable Pecuniary Interests &/or Other Significant Interests.

3. MINUTES OF PLANNING & HIGHWAYS COMMITTEE – 1ST OCTOBER 2025 (6:35pm)

To receive and confirm the accuracy of the minutes of the Planning & Highways Committee meeting held on 1st October 2025.

4. HIGHWAYS IMPROVEMENT PLAN (HIP) (6:40pm)

Clerk to share any updates on the Highways Improvement Plan that have been received since the last meeting.

5. PARKING ISSUES (6:50pm)

To note that the Clerk has asked KCC about reinstating a crossing patrol warden outside Chartham Primary School, as well as further exploring the costs associated with installing bollards. Any relevant updates to be provided at the meeting.

6. TO NOTE ANY RELEVANT RECENT PLANNING DECISIONS (7pm)

To note that the following applications have been decided:

- [CA/25/01270](#) Under 1 Roof, Ashford Road, Chartham, CT4 7HB Single-storey rear and two single-storey side extensions together with first floor side extension. (granted)
- [CA/25/00988](#) Horton Lodge, Cockering Road, Chartham, CT4 7LG Removal of condition 3 (occupancy condition) of planning permission CA/05/00086, for Change of use of barn to holiday let unit and of storage building to home office/workshop. (granted)

- [CA/25/00503](#) Cherry Ridge, Howfield Lane, Chartham Hatch, CT4 7LY
2 semi-detached two-storey dwellings with associated parking and landscaping. (refused)

7. TO CONSIDER PLANNING APPLICATIONS AND WORKS TO TREES (7:10pm)

To include consideration of the below applications, as well as any other relevant applications received since preparation of the agenda.

[CA/25/01768](#) Bigberry Farm, Bigbury Road, Chartham Hatch, CT4 7NE
TPO 8 1987 T1 Beech (*Fagus sylvatica*) 17m High: Dismantle and remove the majority of the crown back to the main rown break, retaining approximately 6m of main stem as a standing habitat monolith.

[CA/25/01799](#) Nickle Farm, Nickle Lane, Chartham, CT4 7PF
Single-storey detached agricultural dwelling.
(Expiry date 7th November 2025)

To note that application [CA/25/01771](#) is also awaiting a decision, but that this has been submitted on behalf of the parish council.

8. TO NOTE ANY ENFORCEMENT MATTERS ARISING SINCE THE LAST MEETING (7:20pm)

Enforcement matters may include discussion of:

- Car washing facility on Ashford Road
- Fence on Shalmsford Street (former public house)
- Wooden fence atop a brick wall on Bigbury Road (Appendix A)
- Denstead Lane – concerns regarding building waste (Appendix B)
- Trees near Lime Close/ trees on the St Augustine's estate

9. DATE OF NEXT MEETING (7:45pm)

The next scheduled meeting of the Planning & Highways Committee is Monday 5th January 2026 at 6:30pm.

Appendix A

Correspondence has been received from a resident regarding the wooden fencing which has been constructed on Bigbury Road, adjacent to the access road to the Chartham Hatch recreation ground.

The fencing is believed to exceed 1 metre in height and can cause a problem for vehicles exiting on to Bigbury Road from the recreation ground. Pedestrians exiting the recreation ground/ North Downs Way are also impacted by the loss of vision created by the fence.

The resident has asked whether the council would consider raising this with the City Council.

Appendix B

A letter has been received from a resident regarding potential commercial activity taking place on land to the rear of Denstead Cottages in Chartham Hatch. There are concerns about lorries delivering large loads of material to the site, and building-waste materials which are then reportedly burned in regular fires, creating thick smoke.

The resident has asked whether the council would consider raising this with the City Council.