

CHESTFIELD PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30 pm on 11 May 2026

Present:

Parish Cllr Mal Reedman (elected as Chairman at the meeting)
Parish Cllr Bob Todd (elected as Vice Chairman at the meeting)
Parish Cllr Chris Brealy
Parish Cllr Mike Poole
Parish Cllr Lorraine East
Parish Cllr Marissa Clark
Amanda Sparkes, Clerk to the Council
Chenice Howard-Sparkes, Deputy Clerk
CCC Cllr James Flanagan
CCC Cllr Peter Old

Three members of the public.

1. A Minute's silence for Cllr Steve Bailey

Cllr Brealy welcomed everyone to the meeting. He paid tribute to Cllr Steve Bailey who sadly died on 20 April 2026.

A minute's silence was held.

2. Election of Chairman for the year 2026-2027

Cllr Brealy nominated Cllr Reedman, and this was seconded by Cllr Poole. All councillors were in favour, and Cllr Reedman accepted the position and completed the Declaration of Acceptance of Office.

Cllr Reedman gave the following remarks:

"Good evening everyone and thank you all for attending.

Before we begin, I would like to acknowledge that I am chairing this meeting under very difficult and unusual circumstances. As we have just marked with a minute's silence, Steve Bailey, who served on the parish council for 16 years and as Chairman for 15 years, has sadly passed away. I know I speak for everyone here when I say that our thoughts are with his family and loved ones, and that his loss will be deeply felt across our community.

Steve gave an extraordinary amount of time, care, and commitment to the parish over many years. His dedication, leadership, and service to this community were greatly valued, and he leaves behind a lasting legacy for which we are all sincerely grateful.

On a personal note, it is a real privilege to take on the role of Chair. I do so with humility, and with great respect for everything Steve achieved during his time in the role. I hope to continue building on the strong foundations he helped create.

I look forward to working with you all as we continue to serve our community positively and constructively together."

3. Election of Vice Chairman for 2026-2027

Cllr Brealy proposed Cllr Todd and this was seconded by Cllr Clark, and all were in favour of the nomination. Cllr Todd accepted the position.

4. Apologies for absence

Apologies for absence were received and accepted from Parish Cllr Tricia Chapman (family commitment) and from Parish Cllr Caroline Mumford (family commitment). And also, from KCC Cllr Alex Ricketts (via Cllr Flanagan).

5. Members' Interests

There were no declarations of interest.

6. Minutes of the parish council meeting held on 09 March 2026

Cllr Todd proposed, Cllr Brealy seconded, and all Cllrs were happy that the Minutes be accepted as a true record of the meeting and the Chairman duly signed them.

7. Annual Electors' Meeting Minutes

RECEIVED the Minutes of the Annual Electors' meeting held 23 March 2026 (Note these Minutes get approved at the 2027 Annual Electors' meeting.) There was one action arising: It was RESOLVED to revisit and update the Highways Improvement Plan – to be sent to KCC Highways. And for this to now include the desire for a dropped kerb at the junction of Grasmere Road with Old Fold.

8. UPDATES:

Noticeboard for Grasmere Gardens

As before, NOTED the Grasmere Gardens new noticeboard has been delivered to Kitewood and a location agreed, however Kitewood will continue to wait for its installation until construction has progressed further to avoid damage due to road sweepers, construction lorries and/or workers. Cllr Reedman advised that he has chased the site manager.

NOTED that the Clerk and Deputy Clerk will pick up the Project "Remembering the war dead of the parish."

NOTED that the new noticeboard at the Doctors' surgery was installed on 22 March 2026.

9. Adjournment of the meeting

A resident recorded thanks to the Clerk.

Another resident felt that the average speed on Chestfield Road on the stretch from The Barn towards Radfall Hill averages 50mph. The Clerk will email the new Police Constable and ask if an enforcement session may be undertaken, and she will also ask the speedwatch volunteers to undertake a couple of sessions in this location.

A resident also complained about drivers parking on double yellow lines in the vicinity of Radfall Recreation ground on match days – CCC Cllr Old asked for photographs and said he would contact CCC Parking Enforcement.

The meeting continued.

10. City Councillor James Flanagan

Cllr Flanagan advised that last week the CCC Labour/Liberal Democrat Coalition came to an end over a WhatsApp message from the Labour Leader asking Lib Dem councillors to abstain rather than refuse Canterbury District Local Plan development sites.

The AGM of CCC will be on 13 May with a new Mayor elected and the meeting will see new arrangements. Cllr Flanagan advised that he and Cllr Old will remain as the ward's LibDem Councillors for the next two years when the new Unitary then takes over.

A Community Governance Review has launched looking at unparished areas and views on creating new Town and Parish Councils.

The Canterbury District Local Plan Regulation 19 consultation ends on 18 May 2026. All responses then go to the Planning Inspector along with all the Regulation 18 comments.

Cllr Flanagan advised his case work is the usual issues – speeding, potholes, missed bins.

11. City Councillor Peter Old

Cllr Old explained that a consequence of the coalition withdrawal is that LibDems have asked for a new Chair of the Planning Committee.

Bodkin Farm (covered later in these Minutes) was deferred at the 28 April 2026 planning meeting.

There has been an important development in that a Direction has been introduced as part of a package of changes to support housebuilding. The Direction specifies that where a local planning authority intends to refuse planning permission for a scheme which includes 150

dwellings or more, it must consult the Secretary of State. Ministers are then provided 21 days to decide whether to use their existing powers to call in that planning application. So, if CCC was to refuse Bodkin Farm it will go to the Secretary of State. Cllr Old commented that planning has been effectively handed to developers and CCC will only deal with small applications.

12. **CCC Parish Engagement meeting**

CCC is holding a parish engagement meeting on 19 May 2026 to provide:

- a question-and-answer session on the Community Governance Review (CGR)
- an update on where we are on the Local Plan, which is out for consultation under Regulation 19 and Local Government Reorganisation (LGR)
- an update on neighbourhood plans

Cllrs Todd, Mumford, and East, the Clerk and Deputy Clerk will attend this meeting.

13. **Community Governance Review**

CCC Full Council resolved on 30 April to conduct a district-wide Community Governance Review with consultation launching on Thursday 07 May 2026 to Sunday 05 July 2026. It was RESOLVED at the last meeting that Chestfield Parish Council will request that the unparished parts of both the Brooklands Farm and Bodkin Farm planning application areas become part of the Chestfield parish, whether built on or not. The Clerk will do a response to this effect.

14. **Canterbury Area of the Kent Association of Local Councils meeting**

The next Canterbury Area of the Kent Association of Local Councils meeting will be its AGM and held on Friday 22 May at 6.30pm at Chartham Village Hall – this will elect a Chairman, Vice Chairman, Secretary, KALC Executive Committee representatives, a JTB Representative and Standards Board representative for 2026-2027 and the main agenda item will be the CCC Community Governance Review.

The Clerk and Deputy Clerk will attend this.

15. **Update on the Neighbourhood Plan**

NOTED that the Regulation 15 Submission Neighbourhood Plan, the Consultation Statement, the Basic Conditions Statement and scoping opinion on Strategic Environmental Assessment and Habitats Regulation Assessment, together with a map of the Neighbourhood Plan area were submitted to CCC on 10 March 2026.

CCC confirmed on 02 April 2026 that the Chestfield Neighbourhood Plan submission is compliant with the legislative requirements outlined under Regulation 15 and then arranged a Neighbourhood Plan Regulation 16 consultation which commenced on 16 April 2026 for 8 weeks ending on 11 June 2026. The consultation is at

<https://news.canterbury.gov.uk/consultations/chestfield-neighbourhood-plan/> CCC will collate all responses including its own and these then get given to the Inspector with the Plan.

16. **Use of Section 101 Scheme of Delegation to the Clerk in conjunction with a minimum of two councillors since the last meeting:** A card and flowers for Cllr Steve Bailey's wife £27.75.

17. **Authorisation of Accounts**

The Clerk presented finance sheets detailing the further online payments for March of £605.75, payments for April totalling £10,880.74, and payments to date for May totalling £4,793.12. The finance sheets were signed by the Chairman.

18. New Bank Mandate

The Clerk explained that she had prepared a new bank mandate to add Cllr Reedman as a signatory and remove Cllr Bailey, and that Cllr Todd and Cllr Poole as existing signatories have signed it.

19. Financial matters

- a) RECEIVED the bank statement and bank reconciliation for March and April 2026 and RESOLVED the signature of a councillor other than the Chairman thereon;
- b) NOTED a bacs payment made by CCC on 16 April 2026 of £78,586 for the precept for 2026-2027.
- c) NOTED the annual data protection fee of £47.00 to the Information Commissioner's Office (ICO) will be taken by direct debit on 13 June 2026.
- d) NOTED that the Quiz held on 10 April 2026 made £315.87 profit for the charity SNAAP.

20. Community Fun Day 31 August 2026

The Community Fun Day at the cricket club will be held on Bank Holiday Monday 31 August 2026 from 12.30pm-5pm. The venue is booked, inflatables and games are booked, Sixfold Band is booked, 3 x Portaloos are booked, a caterer and ice-cream van are booked, and Ambulance/First Aid company booked, stalls are offered and being advertised.

NOTED the Temporary Event Notice application is pending and an up to date risk assessment will be completed by the Clerk and Deputy Clerk.

Cllr Todd proposed and Cllr Clark seconded that the Clerk should order a banner to advertise the Fun Day event across St Joseph's Church frontage – and Cllr Brealy agreed to put this up.

Cllr Poole proposed and Cllr East seconded that the Clerk should purchase Haribos and chocolates for children taking part in the organised races and games.

For getting Tombola items this action was assigned to Cllr Reedman, the Clerk and Deputy Clerk.

21. Annual Subscriptions

Cllr East proposed and Cllr Todd seconded and it was RESOLVED to renew:

- (a) Kent Association of Local Councils;
- (b) Society of Local Council Clerks; and The Association of Local Council Clerks;
- (c) Campaign for the Protection of Rural England;
- (d) The Information Commissioners Office
- (e) Satswana Ltd

and Cllr Poole proposed and Cllr East seconded and it was RESOLVED that payment be by variable direct debit for the Unity Trust bank service charges, and the annual subscription to the Information Commissioner's Office (ICO).

Financial Regulation 15.5 states: All appropriate members and employees of the council shall be included in a suitable form of security or fidelity guarantee insurance which shall cover the maximum risk exposure as determined annually by the council. NOTED that this has been reviewed – the Insurance renewal from 01 June 2025 has the Fidelity Guarantee set at £250,000. (And the parish council is in a long-term agreement to 31/05/2027)

22. Appointment of Internal Auditor

Cllr East proposed and Cllr Brealy seconded that Lionel Robbins be reappointed as the parish council's Internal Auditor for 2026-2027 and RESOLVED six-monthly internal audit inspections (September/October, and April/May for year end AGAR sign-off).

23. Councillors' responsibilities for 2026-2027

Cllr responsibilities for 2026 – 2027 were discussed and agreed. The Clerk will update the table and recirculate and update the magazine and website.

24. Model Financial Regulations

NOTED that there have been no changes since the last review and adoption of the parish council's Financial Regulations. Cllr Todd therefore proposed and Cllr East seconded and it was resolved to continue with them as last adopted until changes are made to the NALC Model.

25. Model Standing Orders

NOTED that there have been no changes since the last review and adoption of the parish council's Standing Orders. Cllr East therefore proposed and Cllr Todd seconded and it was resolved to continue with them as last adopted until changes are made to the NALC Model.

26. For Annual Return 2025-2026

RECEIVED AND APPROVED :

- i) The Year End Bank reconciliation to 31 March 2026 – year end balance is £93,927.82.
- ii) Office and Finance Risk Assessment – the Clerk will book PAT testing for July.
- iii) The Parish Council's Statement of Internal Control
- iv) The Parish Council's Statement of Accounting Policies
- v) The Internal Auditor's report – there are no issues or recommendations and NOTED that the Internal Auditor has completed Section 4 of Annual Return.
- vi) Breakdown of Income, Staff Costs and All Other Payments in 2025-2026
- vii) The Annual Governance & Accountability Return (AGAR Form Part 3) for the financial year ended 31 March for submission to the external auditor Mazars:

27. Section 1 of the Annual Governance Statement

Cllr Todd proposed and Cllr East seconded and all councillors RESOLVED to accept Section 1. Section 1 was therefore signed by the Chairman and the Clerk.

28. Section 2 of the Annual Governance Statement

Cllr East proposed and Cllr Poole seconded and all councillors RESOLVED to accept Section 2 : the Accounting Statements. Section 2 was then signed by the Chairman.

AND RECEIVED

- Statement of Variances proforma and the explanations of significant variances.
- Ear Marked Reserves schedule up to 31 March 2026.
- The Parish Council's Register of Fixed Assets at 31 March 2026. It was agreed that a site check of all the assets should be undertaken – the Clerk with Cllr Todd and Cllr Clark will do this – and take photos of all the assets too.
- Community Infrastructure Levy (CIL) Schedule of payments and receipts for 2025-2026 – and NOTED that this was emailed to planning obligations at CCC and uploaded to the website on 21 April 2026.

AND NOTED that the council will make arrangements for the exercise of public rights, publishing the Notice of Public Rights (and a declaration that the accounting statements are as yet unaudited), along with Publication of the Annual Governance & Accountability Return Section 1 and Section 2 (approved and signed), along with a copy of the Internal Auditor's report, on both its parish noticeboard(s) and website. APPROVED the date of announcement as Tuesday 02 June and the dates for the period of public rights as Wednesday 03 June 2026 to Tuesday 14 July 2026.

NOTED too that the Accessibility Statement on the parish council's website and website pages were reviewed on 02 January 2026.

The 2025 edition of the Practitioner's Guide had a new requirement for 2025-2026 to adopt an IT Policy. NOTED that the parish council adopted the Model IT Policy at its May 2025 parish council meeting.

29. Community Infrastructure Levy

NOTED notification from CCC on 21 April 2026: Canterbury City Council transfer Community Infrastructure Levy (CIL) Neighbourhood Portion to parishes twice yearly (where levy receipts have been collected in a parish). The Neighbourhood Portion is 15% of the levy receipts CCC receives in any parish, which must be passed to the parish council to support the development of the parish council's area by funding the provision, improvement, replacement, operation or maintenance of infrastructure (e.g. open space, community facilities, sustainable transport), or anything else that is concerned with addressing the demands that development places on the area. The Neighbourhood Portion amount collected up until 31/03/26 for Chestfield parish and due to shortly be transferred to the parish council is:

- £9,452.51, from the development CA/21/00804 40 Grasmere Road
 - £1,672.92, from the development CA/21/03099 64 Chestfield Road
 - £3,457.37, from the development CA/22/01468 24 Cherry Orchard
 - £4,973.16, from the development CA/25/00078 Limberlost, Radfall Ride
- So a total of £19,555.96.

It was agreed to revisit the CIL Wish List at the next meeting – the Clerk will email the parish council's CIL Strategy and previous Wish List to councillors and Deputy Clerk.

30. Environment

NOTED that CCC is arranging watering for the newly planted trees at Radfall Recreation ground through Canenco. It should be weekly from May through to the end of August, but it's cost-dependant.

NOTED that a Chestfield resident is offering to weed and tend the Chestfield Road play park rose bed. The scope of the work has been agreed with KCC and CCC however the Deputy Clerk needs to complete a KCC Cultivation Licence and a marked up plan, and if approved the resident will need to be added to the parish council's insurance for PLI purposes. The Clerk and Deputy Clerk will also complete a Risk Assessment.

Update: Critical Infrastructure in our area

Connexin is to build a smarter, more connected network across Chestfield. Connexin is working with Kent County Council to roll out essential digital infrastructure that will help support future smart city services.

Where possible, they will use existing infrastructure like streetlights to keep installation simple and visually unobtrusive. Connexin is installing a new wireless LoRaWAN® network to support smart devices and public services across the region. Small gateways (aerials) are being installed to safely send and receive secure data from sensors that monitor things like air quality, lighting, and public assets, all to make communities run smoothly and more sustainably. They anticipate needing to install approximately 9 gateways from April.

For FAQs: [Visit our Help Centre](#)

Connexin also has a Build Enquiries form to raise specific queries directly: [Submit a build enquiry](#)

31. Highways

The following two proposals were considered by the Joint Transportation Board:

- (i) 193: Double yellow lines, Polo Way & The Leas - This proposal received objections during public consultation, and these objections were reported to the Joint Transportation Board. The JTB resolved to go ahead and implement with an amendment for double yellow lines outside Ardmona only.
- (ii) 189: Pavement Parking Ban, Primrose Way - This proposal received objections during public consultation, and these objections were reported to the Joint Transportation Board. The JTB resolved to go ahead and implement the proposal.

The necessary road markings and signs for both schemes were installed, and the restriction came into effect at the end of April.

32. Clerk's Report

Canterbury Hedge Project

An email was received on 27 March 2026 from the CCC Tree and Woodland officer, regarding the Canterbury Hedge Project. This project is an ambitious initiative to create a roughly 16 km continuous hedgerow spanning the whole district from Yorkletts in the west, to the Wantsum Channel in the east. The hedge will pass through Chestfield, through the open countryside between the A299 and the edge of the Blean woodland. This corridor will reconnect fragmented habitats, strengthen ecological networks, and support key species including Turtle Dove, Hedgehog, and Hazel Dormouse.

The project aims to restore and expand hedgerows across a wide landscape where hedge networks are currently degraded. It will involve planting around 50,000 hedgerow plants, creating a resilient, species-rich habitat that links woodland blocks and improves wildlife movement.

Alongside the ecological benefits, a major aim is to engage with farmers, landowners, and local communities about the importance of hedges. Hedgerows can complement land management, support pollinators, reduce soil erosion, and store carbon. The project also aligns with the Canterbury District Tree, Woodland and Hedgerow Strategy.

There will also be opportunities for volunteer planting, school involvement, and community participation as the project develops.

Reopening Manston Airport – 2026 Airspace Change Consultation

RiverOak Strategic Partners Limited ('RSP') is working to redevelop and reopen Manston Airport as an air freight hub.

The Clerk and Deputy Clerk attended a presentation on 25 April 2026 – the flightpaths do not affect Chestfield. RECEIVED the Deputy Clerk's report:

RiverOak Strategic Partners Limited ('RSP') is working to redevelop and reopen Manston Airport as an air freight hub.

RSP's Stage 3 airspace change consultation will run until **Monday 22nd June 2026**. The consultation provides residents, communities and wider stakeholders with details of proposed changes to flight paths and airspace structure.

The consultation has several aspects to it, including a website where materials and proposals can be viewed and responses submitted:

<https://consultations.airspacechange.co.uk/manston-airport/manston-airport-consultation/>.

Summary of Key Differences

Approach

The only variation is in how aircraft approach Runway 10:

- Combination A: aircraft begin final approach at 2,500 feet
- Combination B: aircraft begin final approach at 3,000 feet

Noise

- Both combinations would expose a similar number of people to aircraft noise (around 26,000 people by day and 2,000 at night).
- There is no difference in predicated sleep disturbance or health impacts between the two combinations.

Fuel and Emissions

- Combination A performs slightly better, with lower fuel use and CO2 emissions than Combination B (aircraft have a slightly longer distance to travel in Combination B to align with the runway, avoiding controlled airspace nearby).
- Over a 10 year period, Combination A is expected to have a smaller carbon impact and a slightly better environmental score overall.

Operational Considerations

While both combinations work in a similar way, Combination B's 3,000ft approach is closer to Southend Airport's controlled airspace, which may make Combination A more practical from an air traffic management perspective.

Summary

- Combination A offers slightly lower environmental impacts.
- Combination A may be operationally more suitable due to airspace proximity.

33. Planning

Current planning matters and planning applications are contained in Appendix 2 of Cllrs meeting paperwork - that had been previously circulated to all Cllrs. Decisions reached and latest information is now attached as an appendix to these minutes.

Change to support housebuilding - where a local planning authority intends to refuse planning permission for a scheme which includes 150 dwellings or more, it must consult the Secretary of State:

A new Consultation Direction was published by the Department on 31 March via The Town and Country Planning (Consultation) (England) Direction 2026. The Direction has been introduced as part of a package of changes to support housebuilding trailed in the November 2025 and March 2026 Written Ministerial Statements. The Direction specifies that where a local planning authority intends to refuse planning permission for a scheme which includes 150 dwellings or more, it must consult the Secretary of State. Ministers are then provided 21 days to decide whether to use their existing powers to call in that planning application. The Direction will apply to applications which have not been determined by a local planning authority before 11th May 2026.

i) Bodkin Farm application to CCC Planning Committee 28 April 2026

CA/24/00224 – Bodkin Farm, Thanet Way

Outline application with all matters reserved except access, including two vehicular access points from Thanet Way, for a mixed use development including secondary school (including sixth form) with indoor and outdoor sports provision, up to 300 dwellings, a care home, a Local Centre comprising up to 500m² of retail space (Class E) and associated works including landscaping, drainage, engineering operations, pumping station, open space and play areas together with demolition of existing buildings.

This application went to CCC Planning Committee on 28 April 2026. Cllr Bob Todd did a 3-minute speech, opposed to the application, on behalf of the parish council as follows:

Chair, Members,
Chestfield Parish Council objects to this application on the clear planning grounds of: infrastructure capacity, highway safety and uncertainty over community provision. Residents are deeply worried by the cumulative scale of current and proposed development in Chestfield. If consented, these schemes together would more than double

the number of households in the parish. Growth on that scale must be matched by infrastructure, and at present it is not.

Paragraph 137 of the officer report states the surrounding foul drainage network has insufficient capacity. We also have grave concerns about how the local and wider infrastructure will cope. Whilst there is a proposed condition to address surface water; there is no condition relating to foul drainage, which is essential to protect residents. We also remain troubled, despite the modelling, about the increasing traffic impacts around the site and pedestrian safety, particularly for future school children. As an example, this short section of the Old Thanet Way will have a double roundabout, at least 6 other access points and pedestrian crossings. At the very least the proposed 50mph is inappropriate and unsafe.

We welcome the Parameters Plan approach of locating bungalows on the site edge, closest to existing homes on Maydowns Road. However, the wording that development should be "in broad accordance" is too weak. If permission is granted, it should require development to be carried out in accordance with Parameter Plan 2.

Whilst land would be gifted to KCC for a secondary school there is no guarantee that the school will be delivered. We therefore seek a new condition that this land be safeguarded for educational use in perpetuity to prevent any future development.

It is disappointing that no commercially viable bus service is proposed within the site, despite the emerging Local Plan promoting a bus-led strategy.

Finally, should the application be accepted we hope the housing mix will better reflect the Parishes recent Housing Needs Survey.

For these reasons, Chestfield Parish Council asks members to refuse this application, or failing that, to impose far stronger conditions to protect existing and future residents.

The planning committee application for Bodkin Farm (300 houses, care home and secondary school next to the A2990 in Chestfield) was deferred at the 28 April 2026 City Council planning committee. Nine Cllrs voted to defer, 2 to not defer and one abstained. Councillors have asked for more information relating to the speed limit next to the site on the A2990 (having expressed concerns about the 50mph proposed limit), balance/impact on the green gap, bus services to the site, and the waste water pipe/adequacy of treatment of sewage from the site.

Both ward Cllrs James Flanagan and Peter Old spoke against the application, as did the Whitstable Society.

The planning meeting, together with the speeches and debate, can be viewed at:

https://www.youtube.com/live/bGswPaazP_c?si=jwtL6BD5MDR07Rc6 It was a long discussion - the Bodkin Farm application begins at 45 mins 30 seconds on the recording. (There was a problem with sound on the live stream at the beginning of the meeting for a while.)

Planning officers will now look to provide further detail on these points. The application will then go back to the planning committee in the near future.

For concerns with the traffic modelling, NOTED that on 07 May 2026 the Clerk emailed Cllr Pat Edwards as the Chair of the Planning Committee and the CCC Head of Planning about the traffic modelling and to make a request that the Bodkin developers model the Chestfield and Swalecliffe roundabouts properly. The email asked for CCC to also please request that KCC ask the developers to model the following all in the same traffic model:

1. A2990 / Chestfield Road roundabout
2. St John's Road roundabout
3. A2990 / Reeves Way roundabout
4. A2990 signalised pedestrian crossing
5. Herne Bay Road signalised crossing.

The reason is that queues from each of the above can tail back and block the others. This can only be assessed if they are all in the same model.

The email also pointed out that the developers (and KCC) have previously said the A2990 Toucan is too far from the roundabouts to require modelling, but we have since been

advised that the suppliers of the modelling software have stated clearly that any interactions (e.g. blockages) of roundabouts and crossings should be modelled irrespective of the distance between them.

Cllr Flanagan advised that he'd also put in the same request for this traffic modelling.

I) CA/25/00779- Land At Brooklands Farm Whitstable

Outline application with all matters reserved apart from principal access from South Street and Chestfield Road for a mixed use development of up to 1350 dwellings, including older persons housing (Classes C2 and C3); a mixed use Local Centre comprising of retail, commercial, office, health, community uses and a mobility hub (Use Classes E and F); a primary school and a SEND school, business/employment space (Use Classes B2, B8 and E(g)); open space and associated works including landscaping, drainage infrastructure, engineering operations, open space, roads, pedestrian and cycle routes; and new A299 east off / east on slip roads to the south of Chestfield.

(The parish council's objection/response to this application was sent to CCC on 30 June 2025 and available on the parish council's website at <https://chestfieldparishcouncil.gov.uk/chestfield-parish-councils-response-to-the-brooklands-farm-application/>)

There is no update. The application is still to be determined by CCC.

The meeting closed at 8.45pm.

Signed: Date:
Chairman

Please note these Minutes remain as draft Minutes until they are approved by the parish council at their next parish council meeting

**CHESTFIELD PARISH COUNCIL
PLANNING REPORT, 11 May 2026**

APPENDIX 2

New planning applications:

66.	CA/26/00328 – A1 to A2 Reception And Break Out Area Clover House John Wilson Business Park Harvey Drive Chestfield Erection and display of 1 internally illuminated aluminium fascia sign and 1 internally illuminated aluminium totem sign.	The parish council had no comments. <i>This application was subsequently granted.</i>
67.	CA/26/00350 - Woodway , Broomfield Gate, Chestfield, CT5 3ES Installation of porch to the west elevation.	The parish council had no concerns or comments. <i>This application was subsequently granted.</i>
68.	CA/26/00555 - 7 Woodvale Avenue, Chestfield, CT5 3NJ Single-storey front extension together with alterations to external materials and fenestration to all elevations.	The parish council has no concerns. The plans suggest significant additional parking/drive area will be created.
69.	CA/26/00578 - Chestfield Filling Station , Thanet Way, Whitstable CT5 3JB Erection and display of EV charger stickers and labels, vinyl CCTV signage, printed bollard covers, aluminium 3m directional totem signage and vinyl jet wash canopy screen signage. The only observation on signage is with regards the 3m Totem directional sign (Item H) that will be placed on the grass verge. From the photo provided there is already considerable signage on this piece of grass (large Esso and fuel price, 3 Costco, 2 flags, 1 long banner,	

	1 24hr off licence and a few others). There are some concerns that they all end up either screening or distracting drivers of a clear view of the exit from the petrol station when travelling East to West on the A2990. Whilst no objection specifically to this sign we believe consideration should be given to them reducing the amount of signage on this area to ensure a clear and less distracting view of the petrol station exit. However having done a quick Google Maps street view, if the sign is placed where indicated on the planning applications, there should be no issues.
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Notifications

CA/25/01229 - Eastwood , Radfall Ride, Chestfield, Kent, CT5 3EW Removal of hedgerow along roadside.	CCC decision = No objection to
CA/26/00065 – 98 Grasmere Road Single storey rear extension following demolition of existing conservatory.	Granted by CCC
CA/25/01956 - 4 Cherry Orchard, Chestfield CT5 3NQ Single-storey and first floor rear extensions.	Granted by CCC
CA/26/00350 - Woodway , Broomfield Gate, Chestfield, CT5 3ES Installation of porch to the west elevation.	Granted by CCC
CA/26/00328 – A1 to A2 Reception And Break Out Area Clover House John Wilson Business Park Harvey Drive Chestfield Erection and display of 1 internally illuminated aluminium fascia sign and 1 internally illuminated aluminium totem sign.	Granted by CCC