

**ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING COMMITTEE**

Minutes of the meeting of the Planning Committee held on
05 April 2018 commencing at 9.30am

Participants: Cllr M Brown
Cllr Mrs Clucas
Cllr Mrs Connell
Cllr F Cottee
Cllr J Kelly (arrived 10.02am)
Cllr M Manley

Parish Clerk: Mrs A de Jager, Parish Clerk

1. Apologies for absence

Cllr J Scott

2. Declarations of Interest

Cllr Mrs Connell declared an interest in application SE/18/00622: North Lodge as a trustee and Clerk to the Almshouses.

3. Minutes of the previous meeting

The minutes of the meeting held on 01 February 2018 were signed as a true record. The notes of the email meeting held on 01 March 2018 were received and noted.

4. Applications

SE/18/00707: The Old Rectory, Rectory Road, TN15 7EX – Demolition of existing outbuilding and erection of a new. Cllr F Cottee PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr Mrs Clucas and AGREED.

SE/18/00744: 120 Colt Stead, New Ash Green, DA3 8LW – Demolition of rear extension. Erection of a single storey rear extension. Cllr Mrs Clucas PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr M Manley and AGREED.
(Cllr J Kelly arrived)

SE/18/00919: 52 Redhill Wood, New Ash Green, DA3 8QP – Erection of a three storey side extension with balcony to the rear. Cllr Mrs Clucas PROPOSED that the Parish Council objects to this application. This application is not an improvement on the previous.

- The 3-storey East wall is even more prominent as it has greater depth, plus a 2m x 1.7m privacy screen on the balcony.
- The Parish Council's request for a Juliet Balcony has been ignored.
- No screening hedge is shown and it is stated that the wall itself will be the boundary. The building appears to be close to the footpath, with no room for planting in front of the wall.

The East wall forms a 'cliff' close to a path and road, which is out of keeping with the street scene in this low density neighbourhood. It is also a loss of amenity for the residents at 59 to have a 3-storey building so close to them.

The use of part of the top of the ground floor playroom as a terrace/balcony would cause a loss of amenity to neighbours, both from the bulk of a screen which could also get looked round and from a noise point of view. A Juliet balcony to match the one on the front of the house, plus the bifold doors opening inwards, would obviate this. **SECONDED: Cllr M Brown and AGREED.**

SE/18/00622: North Lodge, Ash Road, TN15 7HR - Demolition of existing detached garage, outbuilding and fence. Erection of 2 x 4 bed semi-detached dwellings, new accesses, fences and landscaping works. Cllr M Manley **PROPOSED** that the Parish Council objects to this application:

- Bulk – the proposed building extends in front of the building line.
- Loss of light – there will be a continued loss of light to the neighbouring alms-houses bungalows due to the height of the proposed building.
- Additional entrances – an additional entrance close to a busy intersection. There will be insufficient room to manoeuvre vehicles on site.
- Overlooking – the Parish Council would request obscured glazing to the hall window overlooking the bungalows.

SECONDED: Cllr J Kelly FOR: 5 AGAINST: 0 NO VOTE: 1

SE/17/00619: Ashlands, The Street, TN15 7HB – Conversion of existing outbuilding from office to granny annex. Cllr Mrs Clucas **PROPOSED** that the Parish Council does not object to this application as long as it does not conflict with local planning policy and remains ancillary to the main house. **SECONDED: Cllr M Brown and AGREED.**

5. Other Matters for Discussion

- 5.1 SE/17/00812: SD245 Diversion of part of a public footpath (Dairy House Farm) – confirmation order issued 16 February 2018. – NOTED.
- 5.2 Sevenoaks District Housing Allocations Policy Consultation – it was **AGREED** that the Chairman and Clerk would respond to the consultation.
- 5.3 Manor House, North Ash Road – The Chairman reported that he had been approached by a representative from Savills requesting a meeting to discuss the future of the Bovis Homes site. Bovis Homes are relocating their head office to Kings Hill.

The meeting closed at 11.00am

Signed: Date:
Chairman