

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

Minutes of the meeting of the Planning Committee held on
16 August 2018 commencing at 9.30am

Present: Cllr Mrs Brammer
Cllr Mrs Clucas
Cllr Mrs Connell
Cllr F Cottee

In attendance: Mrs A de Jager, Parish Clerk

1. Apologies for absence

Cllrs M Brown, J Kelly, M Manley, J Scott

2. Declarations of Interest

None.

3. Minutes of the previous meeting

The minutes of the meeting held on 02 August 2018 were signed as a true record.

4. Applications

SE/18/02297: Bonny Acre Cottages, Wrotham Road, DA13 0RF – Demolition of existing summer house and erection of a single storey rear extension to the existing outbuilding. Cllr F Cottee PROPOSED that the Parish Council objects to this application noting that the material amendment has been built prior to permission being granted. We have a concern about the development of large garage extensions with the potential for later sale as a separate dwelling in the Green Belt and request a condition, should permission be granted, that this extension is not sold off as a separate dwelling and remains within the hereditament. An example of a similar development, ½ a mile south, has been built and subsequently sold as a separate dwelling. **SECONDED: Cllr Mrs Brammer and UNANIMOUSLY AGREED.**

5. Other Matters for Discussion

5.1 SE/18/01810: North Lodge, Ash Road, TN15 7HR – This application will be called into Development Control and Cllr J Kelly will represent the Parish Council.

5.2 Hodsoll Street Village Hall

Cllr F Cottee advised that the Hodsoll Street Village Hall Committee need to find new storage for the fete equipment and will need to submit a planning application to replace the garage with a storage facility.

5.3 Sevenoaks District Council Draft Local Plan

The following responses were AGREED:

MX55 – The Manor House, North Ash Road, New Ash Green:

The Parish Council are strongly in favour of retaining this site for employment and require evidence that it is no longer viable for this purpose. It is important to preserve this Grade II listed house, garden and wall and the protection of trees on this site. Residents have expressed a need for a Care Home. There is sheltered accommodation, but a care home is a facility that the village does not have. Any

residential housing should be part of the New Ash Green Village structure and be part of the Village Association.

H2e New Ash Green Village Centre:

Any regeneration or redevelopment must include provision for the existing services, including Doctors, Dentist, Library and Youth & Community Centre, which are all in private ownership are included. There should be adequate retail provision to ensure that existing retail traders are not compromised or forced to close. Provision of parking should be sufficient for centre users and residents because the present North Square Car Park is well used and parking has already been reduced as a result of the building of Ash Croft Court on the South Car Park. It is essential that any residential housing should be part of the New Ash Green Village structure and be part of the Village Association.

The Forge, Ash Road, Ash

This viable builder's merchant is a well-supported local business supporting many local businesses. This of course provides employment.

GT7 – Merry Lees, Billet Hill, Ash

There is planning permission for a single pitch. A second pitch would result in over intensification of the site and would be out of keeping with the street scene. No special circumstances have been made for the need of a second pitch. There is already a high number of pitches in Ash and the rest of the Parish including the largest County Council managed site in Kent.

GT11 – Fordwood Farm, New Street Road, Ridley

The addition of a second pitch would result in over intensification of this very remote site in the Green Belt which is contrary to the SDC and national planning policy which encourages pitches to be within the area of existing settlements. This Parish has a high number of existing pitches, including the largest County Council managed site in Kent and there are no special circumstances to justify the inappropriate development in the Green Belt.

MX52 and MX53 Corinthians and Banckside, Hartley

This proposal will result in substantial pressures to the current road and rail services. The route to the A20 is via a country lane. Local bus services will have extended journey times to schools and the station. The loss of local amenity is not outweighed by the provision of un-needed community provisions.

Infrastructure benefits

Special Educational Needs School (SEN) – this is not a local school as the children qualified to attend come from long distances (up to 50 miles) as the transport, ambulances etc. queuing to come into and out of school demonstrates. The school is rated "Outstanding" in the last two Ofsted inspections. No mention of structural inadequacies has been mentioned in any inspection report. The County Council invested £10 million in the conversion from a mainstream school to equip it for its current use.

The school also has a dual use facility with Ash-cum-Ridley Parish Council who run a small fitness centre, sharing tennis courts and the sports hall outside of school hours

which are used by local people. The Parish Council offices are also located on this site.

To transfer this school as suggested would render this site in the Green Belt vulnerable and remove a valued local facility.

The Hartley Primary Academy is also rated as “Outstanding” by Ofsted. It is already set in delightful grounds close to the centre of Hartley.

Health Centre

The areas have two surgeries and the shortage is of doctors which the developers are not offering to provide.

Sports and Social Facilities

There are adequate sports and social facilities in Hartley and New Ash Green to support the current population.

Therefore a significant part of the infrastructure benefits are of little benefit to the existing local populations.

The size of the proposed development would lead to coalescence between Hartley, Longfield and Fawkham which the Green Belt aims to prevent.

There is no requirement for an additional community hall as with the conurbation of Longfield, Hartley and New Ash Green there are 6 Village Halls.

H051 – Eureka Nativist Club, Manor Lane, Fawkham:

The protection of the ancient woodland must be ensured. Access is via a single track country lane and there are concerns as to the increased traffic that would be generated by the additional dwellings.

H0165 – Fawkham Business Park, Fawkham Road, Fawkham

This site currently provides employment, and no provision is being made to retain any business use.

H0378 – Grange Park Farm, Manor Lane, Fawkham

The additional traffic generated by the addition of 32 dwellings is of concern as this is a very constricted country lane.

H0353 – Land South of Orchard House, Ash Road, Hartley (10 Dwellings)

No comment.

The meeting closed at 11.23am

Signed: Date: