

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

Minutes of the meeting of the Planning Committee held on
02 May 2023 at Ash Green Sports Centre commencing at 4.00pm

Present: Cllr Mrs Brammer
Cllr Mrs Clucas
Cllr F Cottee
Cllr Mrs Howie
Cllr I MacLeod
Cllr M Manley

In attendance: Alison de Jager, Parish Clerk

1. Apologies for absence

Apologies were received from Cllr M Brown and Cllr Mrs Connell.

2. Declarations of Interest

Cllrs Miss Howie and Cllr F Cottee declared an interest in application SE/23/01134 as the applicant is known to them.

3. Minutes

The minutes of the meeting held on 06 April 2023 were AGREED and signed as a true record.

4. Applications

SE/23/00983: 126 Punch Croft, New Ash Green, DA3 8HS – Single storey rear extension. Relocation of front door and garden gate. Alterations to fenestration. Cllr M Manley PROPOSED that the Parish Council has no objection to this application as long as it does not conflict with local planning policy. SECONDED: Cllr Mrs Clucas and AGREED.

SE/22/03313: Oast House Nursery, Ash Road, Ash, TN15 7HJ – Clearance of existing nursery facilities and erection of 18 homes with associated parking and landscaping incorporating Oast House. Amendments to elevations/designs of dwellings, further landscaping/boundary treatment, ecological details and submission of computer generated images of the development. Cllr F Cottee PROPOSED that the Parish Council objects to this proposal as it does not constitute Sustainable Development, particularly in the Green Belt. The proposed development places an urban “street” of 18 houses on a Green Belt site and is entirely inappropriate in this location. The response to the National Design Guide is trivial and in no way affects the above statements.

The developer cites housing need as the Very Special Circumstances necessary to justify a Green Belt development and yet ignores the recent Housing Needs survey carried out in the parish last June as part of the development of the new Local Plan. This survey identifies a need for 39 affordable houses built as small groups, preferably built within the boundary of New Ash Green. However, the

current proposal ignores SDC Policy on affordable houses, which would require seven affordable houses in this case, on the basis that “it would not be financially viable”. The result of SDC’s independent viability study results in a request for a greater contribution to affordable housing, but the amount is not quantified and is unlikely to result in the seven affordable houses required by the appropriate SDC Policy.

The proposed development would place intolerable demands on local facilities such as health and education. The Design and Access Statement is also based on outdated and inaccurate information about public transport and schools for example, which will therefore lead to significantly increased car traffic on already busy roads. The independent viability study requires contributions towards education and utilities but excludes transport and health overheads, which are major concerns for this application.

We note that this site is particularly sensitive, as inappropriate development could set a precedent for adjacent properties and result in urban style ribbon development, destroying the distinction between the village of New Ash Green and the outlying village of Ash. We also note that the business on this site was a plant nursery, not a garden centre, and there is case history which shows that this is therefore not a brownfield site.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=199789>

SE/23/01134: Lands at Chads Farm, New Steet Road, Hodsoil Street, TN15 7JY - Conversion of the existing agricultural building to dwelling with amenity space, parking, access and landscaping. Alterations to fenestration and rooflights. Cllr F Cottee PROPOSED that the Parish Council does not object to this application in principle as long as it does not conflict with local planning policy. Should this application be granted, the Parish Council requests the removal of permitted development rights. Could Environmental Health confirm that it is permissible to have the stables attached to a dwelling. **SECONDED:** Cllr Miss Howie and **AGREED.**

5. Other matters for discussion

- 5.1 **APPEAL: SE/22/01311/LDCEX: Flintstones, Bunkers Hill Road, Ash, TN15 7EY** – Confirm that the existing structure known as Flintstones Bungalow is a building in use as a residential dwelling. It was **AGREED** that the Parish Council would not submit further comments for this appeal.
- 5.2 **KALC Planning Conference** – Cllr F Cottee provided a report from the KALC Planning Conference held on 30 March 2023.
- 5.3 **Neighbourhood Plan** – A revision of the Neighbourhood Plan is required before it can be progressed. Mr Clark will be contacted in this regard.

The meeting closed at 4.55pm

Signed: Date: