

ASH-CUM-RIDLEY PARISH COUNCIL
Minutes of the online meeting held on Thursday 18 February 2021,
commencing at 19:45

Present:

Cllr M Brown
Cllr Mrs Clark
Cllr Mrs Clucas
Cllr Mrs Connell
Cllr F Cottee
Cllr S Fishenden
Cllr S Glover
Cllr Mrs Hobbs
Cllr Mrs Howie
Cllr Mrs Manston
Cllr V Ngwenya
Cllr P Nightingale
Cllr Ms Sapiets

In attendance:

Alison de Jager – Parish Clerk (arrived 19.52)
Cllr C Nelson – Sevenoaks District Council
Cllr G Pender – Sevenoaks District Council
Cllr Mrs Cole – Sevenoaks District Council

8040/21 Apologies

Apologies were received from Cllr Mrs Brammer and M Manley (attending Development Control Meeting at SDC), and Cllr J Scott (technical difficulties). Cllr Mrs Clucas PROPOSED that the apologies and reasons for absence are accepted. SECONDED: Cllr Mrs Howie and AGREED.

County Councillor D Brazier and District Councillors Perry Cole and A Pett also sent their apologies.

8041/21 Declarations of Interest

- a. Declarations of Interest – Cllr Mrs Clucas declared an interest in item 15.b as her grandson works in Orpington.
- b. No changes to the Register of Interests. Members were reminded that any alteration or new interests must be registered with the Monitoring Officer within 28 days.

8042/21 Dispensations

None received.

8043/21 Minutes

It was RESOLVED that the minutes of the meeting held on Thursday 21 January 2021 be approved with the removal of the sentence under 8036/21 b. PROPOSED: Cllr Mrs Clucas SECONDED: Cllr P Nightingale and AGREED.

8044/21 COVID-19

- a. It was NOTED that the Health & Safety Executive has visited the Parish Office to check for COVID compliance and they were satisfied with the Risk Assessment and measures being undertaken.

8045/21 Planning

a. Applications

SE/21/00199: Pettings Court, Hodsoil Street, TN15 7LH – Demolition of existing outbuildings and the erection of a two storey side extension, extension to basement, associated landscaping, new porch and alterations to fenestration. Cllr F Cottee PROPOSED that The Parish Council objects to the proposed application on the basis of its harm to the Green Belt.

It is appreciated that the applicant has slightly reduced the area of the proposed development compared with previous application SE/20/03225. The claimed area increase is now 42%, based on only the ground floor area of granted application SE/20/01371 being taken into account. However, SDP Policy GB2 states that this is only permitted where the basement area is no greater than the original building it is replacing. The applicant's own calculations show this not to be the case and therefore the entire permitted Annex must be included, leading to an area increase of 61%, well over the 50% stated in Sevenoaks' Green Belt policy. The house is on a very sensitive site in the Green Belt as it can be seen from a great distance along the North West-South East valley in which it lies. The visual impact of the proposed works would therefore be greater than implied by the area calculation, as the South and West elevations would still be dominated by the terracing despite their reduction in area compared with SE/20/03225.

Therefore, the bulk of the proposed works would have a major impact on the Green Belt.

Should the application be granted, we request the removal of Permitted Development Rights to prevent further intensification of development on the site. In addition, we request a long-term landscaping plan to include trees to break up the impact of the building on the landscape. **SECONDED: Cllr M Brown and AGREED.**

SE/21/00386: Vineyard Cottage, The Street, Ash, TN15 7HB – Proposed demolition of existing rear projection and construction of new single storey rear extension. Construction of new single storey gym on rear of existing garage. Cllr Mrs Connell PROPOSED that the Parish Council objects to the proposed development as Vineyard Cottage is in the Greenbelt. The proposed development would exceed the 50% limit of the original dwelling as it was before the extensive two storey extension granted and built in 2003, along with a garage and the conversion of the third storey to living accommodation.

The proposed development would be a significant increase in bulk, and mass and would result in over development of the site. **SECONDED: Cllr S Glover and AGREED.**

- b. The decisions, as set out in Appendix A to Agenda A/2/21 were RECEIVED and NOTED.
- c. Appeals
None at time of Agenda.
- d. Enforcements
None at time of Agenda.
- e. The minutes of the Planning Committee meeting held on 06 February 2021 were NOTED.

8046/21 Finance

- a. The current financial position and accompanying reports were NOTED. Cllr V Ngwenya took members through the expenditure against budget reports.
- b. The cheques signed since the last meeting were authorised. **PROPOSED: Cllr V Ngwenya SECONDED: Cllr Mrs Clark and AGREED.**

- c. The minutes of the of the Finance Committee held on 09 February 2021 were NOTED.

8047/21 Sports Centre

- a. It was NOTED that the Sports Centre remains closed and the staff have been placed on Furlough.
b. It was NOTED that the next meeting of the Sports Centre Management Committee will be arranged when the Centre re-opens.

8048/21 Barnfield Park

- a. It was NOTED that it has been AGREED that the Liaison Group will meet twice a year and call additional meetings should they be required.
b. The field adjacent to Barnfield Park has been put up for auction. There are interested parties, but the sale is difficult due to the large number of plots that were sold under a land banking scam. The fly tipping on the field has been reported to Environmental Health and they are taking action.

8049/21 Northfield

- a. The minutes of the of the Northfield Management Committee held on 25 January 2021 were NOTED.

8050/21 Burial Ground

- a. It was NOTED that the next meeting of the of the Burial Ground Committee will be held on 24 February 2021.

The meeting was suspended at 20.24pm to receive reports from the District Councillors'.

The reports from the District Councillors are attached to these minutes.

The meeting reconvened at 20.33pm

8051/21 Youth

- a. Cllr Mrs Manston is progressing with the initiatives outside the Parish Council.

8052/21 Highways

- a. It was NOTED that the finger post sign at the intersection of Ash Road and North Ash Road has been taken down for refurbishment. Cllr D Brazier was thanked for arranging the refurbishment.
b. Potholes on New Street Road outside the barn are dangerous and have been reported via the Highways portal.

8053/21 Footpaths

- a. Cllr Mrs Howie reported that the kissing gate on Idleigh Court Road has been stolen.
b. Cllr F Cottee thanked Cllr D Brazier for arranging the installation of an extra bollard on the bridleway to the south of the hamlet following a site meeting regarding an ongoing issue with the development of barns as the developer does not have access.

8054/21 Transport

- a. It was NOTED that the next meeting with KCC, Arriva and Parishes has been moved from 02 March 2021 to 23 March 2021 as school will be going back at the beginning of March.

- b. Greater London Boundary Charges – Cllr Mrs Clucas PROPOSED that the Parish Council writes to the Mayor of London, Mr Sadiq Khan with copies to both Members of Parliament requesting that he reconsiders his intention to begin charging drivers a daily charge to enter London. This would affect residents travelling to Queen Mary Hospital in Sidcup, those who travel by car to work, shop and visit places of interest. SECONDED: Cllr Mrs Connell and AGREED.

8055/21 Health

- a. No report

8056/21 New Ash Green Focus Group and Police

- a. The minutes of the Focus Group meeting held on 18 January 2021 were NOTED.

8057/21 Ash, Hodsoll Street & Ridley

- a. Ash – no report
b. Hodsoll Street – no report
c. Ridley – Cllr Mrs Howie reported during the recent snow, Pease Hill was not gritted resulting in a van sliding and hitting a telegraph pole and Police and Fires Services vehicles being stranded. These had to be pulled out by tractor. It was NOTED that the Village Association had done a good job treating the roads around New Ash Green. Salt bins were well stocked.

8058/21 Bulletin and Website

- a. Bulletin – The Bulletin has been published and delivery has started. Volunteers were required to complete the delivery in New Ash Green. District Councillor Mrs Nelson volunteered to deliver two neighbourhoods.
b. Website – Agendas will be placed on the website when they are sent out to Councillors. The website had been down for 4 hours and the host will be contacted in this regard.

8059/21 Lunch Provision

- a. The provision of take away meals continues with 17 meals being delivered.

8060/21 KALC

- a. No report.

8061/21 Reports, Circulars and Correspondence

The reports, circulars and correspondence as set out in A/02/21 were NOTED. Cllr Mrs Clucas advised that the postal service has not been reliable and it was suggested that this was due to staff isolating and the adverse weather.

The meeting closed at 20.55

Signed:
Chairman

Date: