

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

Minutes of the meeting of the Planning Committee held on
01 November 2018 commencing at 9.30am

Present: Cllr M Brown
Cllr Mrs Brammer
Cllr Mrs Clucas
Cllr Mrs Connell
Cllr F Cottee
Cllr M Manley

In attendance: Mrs A de Jager, Parish Clerk

1. Apologies for absence

Cllr J Kelly and Cllr J Scott

2. Declarations of Interest

None.

3. Minutes of the previous meeting

The minutes of the meeting held on 04 October 2018 were signed as a true record.

4. Sevenoaks District Council Draft Local Plan

The leaflet delivered to all houses appealing for funding from the No Hartley Expansion Group was discussed and it was AGREED that within the framework of good governance, the Parish Council could not contribute financially to this lobby group.

5. Applications

SE/18/03196: 13 Over Minnis, New Ash Green, DA3 8JA – Erection of first floor rear extension. Cllr M Manley 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 Connell and UNANIMOUSLY AGREED.

6. Other Matters for Discussion

6.1 Tonbridge & Malling Borough Council Local Plan. The request from Stansted Parish Council to comment on the above plan was discussed. Cllr Mrs Brammer PROPOSED that the Parish Council objects to the Tonbridge & Malling Local Plan LP29: Borough Green Gardens on the grounds of lack of infrastructure in this area of North West Kent, potentially having a devastating impact on this Parish. SECONDED: Cllr M Manley and UNANIMOUSLY AGREED.
Cllr Mrs Clucas PROPOSED that a letter is sent to the Minister for Housing, Planning and Local Government raising concerns about the accumulative effect on the Green Belt of the proposed housing development concentrated in this area of North West Kent, as reflected in the Draft Local Plans for Sevenoaks, Tonbridge & Malling and Gravesham. To ask what infrastructure is planned to cope with road and rail transport and medical facilities in general. Copies of the letter to be sent to the Members of Parliament for Dartford, Gravesham, Sevenoaks and

Tonbridge & Malling and to neighbouring Parish Councils. SECONDED: Cllr Mrs Connell and AGREED.

6.2 APP/G2245/D/18/3207577 – SE/18/00744: 120 Colt Stead, New Ash Green, DA3 8LW. Demolition of rear extension. Erection of a single storey rear extension. It was NOTED that that the appeal was dismissed.

6.3 New Ash Green Shopping Centre – The information on the Shopping Centre proposal was discussed and while the Parish Council supports appropriate development of the shopping centre, the following observations were made:

- It was NOTED that the number of dwellings had increased from the original 50 to 70 – 100.
- It was felt that 1 parking space per dwelling would not be sufficient as the village is isolated and served by poor public transport; most households have more than one vehicle.
- The success of any redevelopment of the shopping centre would depend on the provision of parking and a parking survey should be carried out prior to any design being drawn up. It was suggested that potential housing developments in the area could increase the number of people visiting the shopping centre.
- Any housing included must be made part of the New Ash Green Village Association structure.
- Retail provision is established before any housing is built and that existing shops are replaced first.
- Housing on North Square car park would be resisted as this parking provision services the school, library and doctors in addition to the shops.
- Should there be another design for the Co-operative Store, the provision of a public toilet within the shop should be included.

6.4 It was NOTED that a revised block plan has been received in relation to the planning application for 76 Capelands.

6.5 South Ash Manor – Cllr Mrs Connell advised that Cllr Cameron Clark had contacted the Conservation Officer at Sevenoaks District Council who will visit South Ash Manor and will consider if it is at risk.

The meeting closed at 10.35am.

Signed: Date: