

**ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP**

Notes of the meeting of the Planning Applications Working Group held by Zoom on
02 August 2023 commencing at 7.45pm

Present: Cllr R Brammer – Chairman
Cllr C Clark
Cllr F Cottee
Cllr S Fishenden
Cllr C Gorton
Cllr A Jauch
Cllr P Kirtley
Cllr I MacLeod
Cllr M Manley
Cllr V Ngwenya
Cllr G Pender
Cllr J Scott

In attendance: Alison de Jager, Parish Clerk

1. Apologies for absence

Apologies were received from Cllr M Aspinall, Cllr J Clucas and Cllr S Hobbs.

2. Declarations of Interest

None

3. Minutes

The minutes of the meeting held on 05 July 2023 were AGREED and will be signed at the July Parish Council meeting. PROPOSED: Cllr P Kirtley
SECONDED: Cllr C Clark.

4. Applications

23/01795: 6 Bazes Shaw, New Ash Green, DA3 8QX – Demolition of existing conservatory to replace with a single storey rear extension with rooflights. 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 P Kirtley and AGREED.

23/01906: Land South of Pettings Court, Hodsoll Street, TN15 7LH – Proposed equestrian stable block with hardstanding. Cllr F Cottee PROPOSED that the Parish Council objects to this proposed development as inappropriate development in the Green Belt.

The site of the proposal is high performing Green Belt, well served by footpaths and with extensive views along two valleys. Development in the Green Belt is by definition harmful to its openness and is only permitted under certain conditions, one of which is to provide equestrian facilities. However, Policy LT2 of the ADMP requires that such a development should be proportionate and that account should be taken of the cumulative effect of buildings on the site on the Green Belt.

Pettings Court has undergone considerable development since 2020. Existing stabling was demolished in exchange for extra residential accommodation (20/00337), stabling has been introduced to the NE of the proposed site, and a menage has been built (21/00844). In addition, an extensive garage and workshop has been constructed (21/01796) and the house itself has planning approval for demolition and rebuilding with an additional wing (22/02030).

The proposed stable block provides extra stabling for five horses, and can in fact accommodate seven horses. It is sited next to the menage, which when approved stated that it would not require lighting. The proposed stabling will inevitably require lighting, as yet unspecified, and causing further urbanisation of this rural setting. We believe that the scale of the stabling is disproportionate for domestic use and that the cumulative effect with other developments on the site constitutes inappropriate development in the Green Belt. **SECONDED:** Cllr S Fishenden and **AGREED.**

23/02037: Ashcroft, Billet Hill, Ash, TN15 7HG – Erection of single storey rear extension. Cllr I MacLeod **PROPOSED** that the Parish Council does not object to this application as long as it does not conflict with local planning policy. **SECONDED:** Cllr F Cottee and **AGREED.**

23/02038: The Co-operative Food, New Ash Green, DA3 8JB – Installation of replacement mechanical plant in the existing plant compound, spray door to the rear traffic grey RAL 7043. Cllr S Fishenden **PROPOSED** that the Parish Council does not object to this application with a condition to restrict use from 7am to 11 pm as stated in the noise assessment. **SECONDED:** Cllr R Brammer and **AGREED.**

23/01875: The Vault, 1 The Row, New Ash Green, DA3 8JB – Change of use, enclosure and use of part of an existing loading yard as an outdoor seating area and the erection of a projecting canopy. Cllr S Fishenden **PROPOSED** that the Parish Council does not object to this retrospective application with the following conditions:

1. Removal of pedestrian gate in the fence in the service yard. Patrons can enter premises through the front door on The Row.
2. Storage of beer barrels – the storage of beer barrels should be within the curtilage of the property.

SECONDED: Cllr C Gorton. Cllr G Pender **PROPOSED** removing the condition requiring the removal of the pedestrian gate. This motion did not find a second and the motion falls. Unamended proposal **AGREED.**

Neighbouring Parish Consultation

23/01808: Mimosa, Ash Road, Hartley, DA3 8HA – Construction of garden room, stable and store and laying of hard surface. Cllr Mrs Brammer **PROPOSED** that the Parish Council objects to this retrospective application as inappropriate development in the Green Belt. **SECONDED:** Cllr M Manley and **AGREED.**

5. Applications for Information Only.

The application for information only was NOTED:

23/02113/WTPO: 2 Redhill Wood, New Ash Green, DA3 8QH – T.1 Twin stemmed ash tree – dismantle tree in sections to near ground level. **T.2** Oak tree – dismantle tree in sections to near ground level.

6. Appeals

23/00033/RFPN: Greengates, Rosemary Lane, Hodsoil Street TN15 7JX – Demolition of existing dwelling, garage and outbuildings and the erection of new detached dwelling and garage. Appeal basis is of written representations by 16 August 2023. Cllr F Cottee PROPOSED that no additional comments are submitted. SECONDED: Cllr Mrs Brammer and AGREED.

7. Decisions

The decisions as set out on the Agenda were NOTED.

8. Other Matters for Discussion

Training – It was confirmed that planning training will be available for new Councillors and it was suggested that all Councillors should attend training to keep up to date with changing planning laws.

The meeting closed at 8.31pm

Signed: Date: