

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

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

Present: Cllr R Brammer – Chairman
Cllr M Aspinall
Cllr C Clark
Cllr J Clucas
Cllr F Cottee
Cllr C Gorton
Cllr S Hobbs
Cllr A Jauch
Cllr P Kirtley
Cllr I MacLeod
Cllr V Ngwenya

In attendance: Alison de Jager, Parish Clerk

1. Apologies for absence

Apologies were received from Cllr S Fishenden and Cllr M Manley (Work), Cllr J Scott (holiday).

2. Declarations of Interest

None

3. Minutes

The minutes of the meeting held on 16 August 2023 were AGREED and will be signed. PROPOSED: Cllr P Kirtley SECONDED: Cllr J Clucas.

4. Applications

23/02159: Brambleside, Oak Farm Lane, TN15 7JU – Proposed demolition of existing rear conservatory. Erection of a new orangery. Cllr J Clucas PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr C Clark and AGREED.

23/01975/LDCEX: Land to the Rear of 1 Bonnyacre Farm Cottages, Wrotham Road, DA13 0RF – Confirmation that 10 containers to the rear of the property that have been used for the storage of personal belongings of 1 Bonnyacre Farm Cottage for a period in excess of 4 years prior to the date of the application are lawful. Cllr F Cottee PROPOSED that the Parish Council has no information which contradicts the applicant's assertion that the 10 containers have been in use for storage of personal belongings for at least four years. However, we note that aerial photos of the site, used in support of this application, show an additional eight containers parallel to the existing ones and we question whether 18 containers are necessary or reasonable for domestic use.

We also note from the aerial photos that the single storey building granted planning permission in 2020 and known as "Little Bonnyacre" has been built

considerably larger and of a totally different layout to that granted in 20/01373. This concern was previously noted in our response to refused planning application 23/01324 and we request that this is passed to Planning Enforcement. SECONDED: Cllr J Clucas and AGREED.

23/01755: Merry Lees, Billet Hill, Ash, TN15 7HG – Change of use of land to use as residential Gypsy Traveller site comprising 1 pitch (1 Mobile Home, 1 Touring Caravan) with a fence and gate and proposed hardstanding. Cllr R Brammer PROPOSED that the Parish Council confirms its continued strong objection to the site being granted planning permission, as per our previous comments to applications 17/00796/FUL and 20/01956/CONVAR.

We object on the grounds that we do not believe that any special circumstances exist that would outweigh the harm to the green belt and it would therefore constitute inappropriate development. In addition, we have concerns about the negative impact it would have on the openness of the countryside.

The short-term traveller provision needs up to 2027 has already been addressed within the district through sites with permission already granted, and so we do not believe a lack of traveller provision can be justified as a special circumstance.

We would also like to add, that in support of anecdotal evidence provided by neighbouring properties, both satellite imagery and a physical visit confirms their views and we can find no evidence to suggest the 2020 temporary consent has been implemented by the applicant with the site remaining vacant.

Finally, should this application be granted permission, it is the wish of the Parish Council for this application to be called-in by our ward councillors to the Development Management Committee. SECONDED: Cllr C Clark FOR: 10 AGAINST: 0 ABSTENTIONS: 1

23/02211: Lazzat, Gravesend Road, Wrotham, TN15 7JS – Demolition of existing restaurant and outbuildings and removal of car park, erection of 2 dwellings. Cllr F Cotte PROPOSED that the Parish Council has no objection to this revised proposal provided it complies with local planning policy.

We would support landscape plan for the planting of the boundaries, particularly in Oak Farm Lane, to ensure that the new development fits in with the existing street scene. SECONDED: Cllr S Hobbs and AGREED.

Application for Information Only

23/02404: Plum Cottage, Hodsoll Street, TN15 7LE – Works to Trees.

5. Decisions

The decisions as set out on the Agenda were RECEIVED and NOTED.

6. Other Matters for Discussion

- 6.1 Future meetings: The meeting scheduled for 06 September 2023 will be cancelled if no applications are received before 01 September 2023. An additional meeting may be called should applications be received with a response date prior to 28 September 2023.

The meeting closed at 8.25pm

Signed: Date: