

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

Minutes of the meeting of the Planning Committee held on
04 October 2018 commencing at 9.30am

Present: Cllr M Brown
Cllr Mrs Brammer
Cllr Mrs Connell
Cllr J Kelly
Cllr M Manley

In attendance: Mrs A de Jager, Parish Clerk

1. Apologies for absence

Cllr Mrs Clucas, Cllr F Cottee

2. Declarations of Interest

None.

3. Minutes of the previous meeting

The minutes of the meeting held on 06 September 2018 were signed as a true record.

4. Applications

SE/18/02850: Attwood Place Farm, The Street, Ash, TN15 7HB - Demolition of existing commercial buildings and erection of a detached bungalow and garage. Cllr J Kelly PROPOSED that the Parish Council objects to this application as inappropriate development in the Green Belt. The Site Location Plan does not accurately reflect the position of the gate as the attached photographs show. We would draw attention to the status of the shared access road which is reflected as belonging to the site. SECONDED: Cllr M Manley and UNANIMOUSLY AGREED.

SE/18/02898: The Royal Oak, Chapel Wood Road, Ash, TN15 7HT – Proposed single storey flat roof rear extension with roof lantern. Cllr M Manley PROPOSED that the Parish Council does not object to this application. In view of the concerns raised by neighbours in the previous application SE/18/02614, the Parish Council would like to request for adequate sound proofing in the construction. SECONDED: Cllr Mrs Brammer and UNANIMOUSLY AGREED.

SE/18/02823: Flintstones, Bunkers Hill, Ash, TN15 7EY - Relocation and replacement of existing home. Cllr J Kelly PROPOSED that the Parish Council objects to this application as it is not like for like and by moving the site will be creating a new dwelling in the Green Belt leaving the existing site brownfield and therefore vulnerable to future development. We refer to the history of the continued development and expansion of this site. It is no longer agricultural but run as a commercial business due to the concentration of buildings. SECONDED: Cllr M Brown and UNANIMOUSLY AGREED.

5. Other Matters for Discussion

5.1 Sevenoaks District Council – Local Plan

District Councillor Cameron Clark has advised that comments have been submitted by two parties on the policies in the draft Plan with the intention of proving that two major sites around New Ash Green which were submitted by their owners as part of the 'Call for Sites' were incorrectly excluded from the published draft Plan. They are claimed to be in accordance with various policies and it is therefore submitted that they should be reinstated in the next draft of the Plan. The sites are:

- 116 acres of land, part of Ash Place Farm, south of New Ash Green, between Ash Road and Hartley Bottom Road, extending towards Ash Church.

The proposal is for 580 homes and a site for a new 2-form entry primary school, extension to the Burial Ground and a new community building. Vehicular access is proposed from Ash Road with a secondary, emergency access from Hartley Bottom Road.

- Land west of Chapel Wood Road, opposite the Royal Oak.
- Land north of Butchers Lane

The proposal for the combined sites is for around 175 units, a new neighbourhood for New Ash Green, incorporating bungalows, retirement housing and a residential care home. Allotments, a small business space and parkland with adult fitness equipment would also be included.

It was AGREED that an article will be placed in the next edition of the Bulletin.

5.2 Shopping Centre Development.

Cllr J Kelly reported that the owners of the shopping centre have new proposals and have provisionally booked the Youth & Community Centre on Thursday 06 December and Saturday 08 December 2018 for a public consultation.

5.3 SE/18/02862 and SE/18/02864 – Haven Manor.

It was NOTED that these applications have been made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The Parish Council is not consulted on these applications, but letters are sent from SDC to properties that share a boundary with the applicant. SDC will determine if the proposals fall within the scope of permitted development and if they do not, a full planning application will have to be submitted.

5.4 PUBLIC RIGHTS OF WAY SD237/235.

It was NOTED that there will be a temporary closure of the above footpaths from 9am on Saturday 3 November to 9am on Sunday 4 November 2018 to facilitate the New Ash Green Guy Fawkes Night.

The meeting closed at 10.30am.

Signed: Date: