

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

The Parish Office, Ash Green Sports Centre, Ash Road, New Ash Green, Kent, DA3 8JZ  
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**26<sup>th</sup> March 2025**

You are invited to attend a Planning Applications Working Group meeting on **Wednesday 2<sup>nd</sup> April 2025 commencing at 7.45pm.**

**Meeting ID: 364 167 116 180**

**Passcode: XRfX47**

Kind Regards,

*Megan Johnson-Hodges*

Megan Johnson-Hodges  
Assistant Clerk

**A G E N D A**

1. Apologies for absence.
2. Declarations of interest.
3. To approve the minutes of the Planning Applications Working Group meeting held on the 5th March 2025.
4. Applications.

**25/00694: Merry Lees Billet Hill Ash Kent TN15 7HG** - Removal of condition 1 (Occupation of the additional mobile home (in addition to that approved under planning reference 23/01755/FUL) shall be carried on only by Ms Kathleen Maloney and her husband or partner. When the land ceases to be occupied by Mr Martin Maloney and Mrs Mary-Ann Maloney, and their resident dependents, the additional mobile home shall be removed from the site) of 24/00651/FUL to Siting of an additional mobile home on existing Gypsy/Traveller site.

**Cllr J Scott**

**25/00692: Merry Lees Billet Hill Ash Kent TN15 7HG** - Removal of condition 1 (The occupation of the site hereby permitted shall be carried out only by Mr Martin Maloney and Mrs Mary-Anne Maloney, and their resident dependents) of 23/01755/FUL to 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 J Scott**

5. Decisions.

**24/03384: Greengates Rosemary Lane Hodsoll Street Kent TN15 7JX** - Demolition of existing dwelling, garage, and outbuildings, and the erection of new detached dwelling with integrated garage.

**Granted**

**24/03361: Ashwood The Street Ash Kent TN15 7HB** - Erection of a single detached dwelling with associated parking. Extension to existing vehicular access. Landscaping.

**Granted**

**25/00040: 9 Butlers Place West Yoke Ash Kent TN15 7HR** - Demolish conservatory and replace with a part two-storey, part single-storey, side extension.

**Granted**

**25/00216/LDCPR: Kiltanon Chapel Wood Road Ash Kent TN15 7HX** - Proposed two detached single storey ancillary buildings in relation to an existing residential dwelling house.

**Granted**

**25/00304/LDCEX: The Cottage The Street Ash Kent TN15 7HB** - Construction of a block paved driveway, forecourt parking area and garden path.

**Granted**

**25/00431/MMA: New Ash Green Shopping Centre The Row New Ash Green Kent** - Amendment to 24/02864/FUL to Amend drawings to change north-eastern elevation to change one window to three doors.

**Withdrawn**

**APP/G2245/W/24/3348365: Goose Farm Hodsoll Street Hodsoll Street Sevenoaks Kent TN15 7LB** - Proposed demolition of existing, erection of new house with solar panels on the roof. Landscaping and associated works.

**Granted**

*The Inspector concluded that the proposal would not be inappropriate development in the Green Belt in accordance with the NPPF. They noted that the exception at paragraph 155 does not expressly state a need to assess the impact of the development on Green Belt openness. Therefore, consistent with footnote 55 of the NPPF, the proposal also was not regarded as harmful to the openness of the Green Belt.*

*With regards to the impact on the character of the area, the Inspector considered that the contemporary design of the proposed development would sit comfortably within its wider context and would therefore be appropriate. While it would be of a different style to existing buildings nearby, the Inspector did not consider that the dwelling would be incongruous or unsympathetic within its surroundings and the rural landscape.*

6. For information only.

**25/00581/WTPO: 86 Redhill Wood New Ash Green Kent DA3 8QP** - Rear Garden T1 Hornbeam - Crown reduce to previous pruning points (2m). Front Garden of no 87 T2 Oak - Tree heavily overhangs drive of no 86. Crown reduce to previous pruning points, approximately 2m. Remove suckers from trunk.

**25/00635/ELEC: Oast House Nursery Ash Road Ash Kent TN15 7HJ** - Install pole and LV overhead line.

**25/00110/LDCPR: Holly Mount New Street Road Meopham Kent DA13 0JS** - Single storey side and rear extension, front porch and general alterations.

**25/00711/WTPO: 2 Redhill Wood New Ash Green Kent DA3 8QH** - Various works to trees.

**25/00732/WTPO: 3 Redhill Wood New Ash Green Kent DA3 8QH** - Reducing protruding branches to boundary line.

**25/00741/WTPO: 87 Redhill Wood New Ash Green Kent DA3 8QP** - English Oak tree, general maintenance.

7. Other matters for discussion.