

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

The Parish Office, Ash Green Sports Centre, Ash Road, New Ash Green, Kent, DA3 8JZ
Telephone: 01474 702760 e-mail: enquiries@ashcumridley-pc.gov.uk

30th July 2025

You are invited to attend a Planning Applications Working Group meeting on **Tuesday 5th August 2025 commencing at 7.45pm on Teams.**

Meeting ID: 364 167 116 180
Passcode: XRfX47

Kind Regards,

Megan Johnson-Hodges
Assistant Clerk

A G E N D A

1. Apologies for absence.
2. Declarations of interest.
3. To approve the notes of the Planning Applications Working Group meeting held on the 2nd July 2025, attached.
4. Applications.

25/01909: Roundwood Billet Hill Ash Kent TN15 7HE - Erection of dwellings with a minimum of 1 and a maximum of 1 net dwellings.

G Pender

25/01870: Ridley Court Oast Rectory Road Ash Kent TN15 7EX - Demolition of existing garage and erection of two-storey outbuilding with dormer windows, home office, parking and storage space. Associated hard and soft landscaping.

M Manley

25/01810: Kiltanon Chapel Wood Road Ash Kent TN15 7HX - Add pitched roofs to existing flat roofed extensions. Demolition of chimney. Garage conversion and front porch addition. Replace timber cladding with brickwork. Alterations to fenestration.

G Pender

5. Decisions.

24/02733: South Ash Manor South Ash Road Ash Sevenoaks Kent TN15 7EN - Refurbishment of existing building throughout including internal alterations and repairs. Demolition of conservatory to the rear. Insertion of new opening at first floor level to form a new entrance. Installation of new bathrooms on second floor level. Installation of new kitchen at ground floor level. Replacement of cement pointing with lime mortar. Repair to chimney

Granted

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

Page 1 of 3

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.

Granted

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

Granted

25/01286: New Ash Green Shopping Centre The Row New Ash Green Kent - Proposed new roof with roof windows to northeast elevation.

Granted

25/00626: 4 Billet Cottages Crowhurst Lane West Kingsdown Kent TN15 7HH - Single storey rear extension with rooflights.

Refused

The proposed extension would result in an unacceptable loss of light to the ground floor kitchen window of number 3 Billet Cottages and would thus fail to comply with Policy EN2 of the Sevenoaks Allocations and Development Management Plan The site is located in the Metropolitan Green Belt where restrictions on development apply. The property has already been previously extended and the cumulative additions, including the proposed extension, would result in an uplift over 50% of the original dwelling. The proposed addition would therefore result in disproportionate additions to the dwelling constituting inappropriate development in the Green Belt by definition resulting in material harm to the openness of the Green Belt contrary to Policy GB1 of the Sevenoaks Allocations and Development Management Plan and National Planning Policy Framework.

25/01497: Ace Contractors 12 The Row New Ash Green Kent DA3 8JB - Removal of an existing canopy.

Granted

25/01583: 1 Bazes Shaw New Ash Green Kent DA3 8QX - T2 English Oak : Reduce height to 8m and crown spread to 7m leaving balanced crown. Prune on a biennial cycle to maintain at broadly reduced dimensions.T3 Ash of the MWA Arboriculture Report Works: Reduce height to 9m and crown spread to 9m leaving balanced crown. Prune on a triennial cycle to maintain at broadly reduced dimensions.

Granted

25/01254: 60 Redhill Wood New Ash Green Kent DA3 8QP - Single storey side extension with rooflight.

Granted

6. For information only.

25/01859: 94 Manor Forstal New Ash Green Kent DA3 8JQ - Demolition of a rear conservatory; and provision of new single storey rear extension with roof light; provision of a front entrance porch/vestibule.

25/01858: 2 Seven Acres New Ash Green Kent DA3 8RN - Demolition of existing conservatory and construction of a single-storey rear extension with rooflights.

7. Other matters for discussion.

