

**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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**28<sup>th</sup> May 2025**

You are invited to attend a Planning Applications Working Group meeting on **Wednesday 4<sup>th</sup> June 2025 commencing at 7.45pm at Hodsoll Street & Ridley Village Hall, Hodsoll Street, TN15 7LN.**

Yours faithfully

*A de Jager*

Alison de Jager  
Parish 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 7<sup>th</sup> May 2025, attached.
4. Applications.

**24/03422/Amendment: Various Sites Including Land South Of Idleigh Court Road And East Of Hartley Bottom Road New Ash Green Kent** - Proposed development of a photovoltaic solar array farm with associated battery energy storage system, ancillary infrastructure, cable route and grid connection. New access track.

**Cllr J Scott, Cllr F Cottee, Cllr G Pender**

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

**Cllr J Clucas**

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

5. Decisions.

**25/00317: Mimosa Ash Road Hartley Kent DA3 8HA** - Erection of an annexe and store, demolition of two buildings and removal of hardstanding.

**Granted**

**25/00772: 109 Manor Forstal New Ash Green Kent DA3 8JQ** - Enlargement of window

**Granted**

**25/00654: Kiltanon Chapel Wood Road Ash Kent TN15 7HX** - Proposed two storey rear extension 3000mm deep across the width of the original dwelling with a matching sloped tiled roof no higher than the existing original roof. New porch, alterations to fenestration.

**Refused**

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*Sevenoaks District Council, as the local planning authority, pursuant to powers in the above mentioned Act and Order, refuses to grant a certificate of proposed use/development in respect of the land specified in the application, for the development described above for the following reason(s): 1) The proposed rear extension would be attached to existing additions to the dwelling and therefore the entirety of the additions need to comply with the legislation in accordance with clause A.1. (ja) of Schedule 2, Part 1, Class A. The cumulative additions would project beyond the side of the dwelling with parts of the additions consisting of a two storey extension exceeding 4metres in height and would cumulatively exceed half the width of the original dwellinghouse. Two upper floor side windows are proposed and it is not clear that these would be obscure glazed and fixed shut below 1.7m above the finished floor level. The development therefore fails to comply with clauses A.1 (j) (i), (ii) (iii) and (ja) and A.3 (b) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)*

**25/00663: Kiltanon Chapel Wood Road Ash Kent TN15 7HX** - Add pitched roofs to existing flat roofed extensions. Convert garage to habitable room. New front porch. Remove timber cladding and replace with facing brickwork, alterations to fenestration.

**Refused**

*Sevenoaks District Council, as the local planning authority has refused planning permission for the above development, for the following reason(s): 1) The site is located within the Metropolitan Green Belt where restrictions on development apply. The existing dwelling has already benefited from large extensions which have increased the dwelling well over the 50% limit applied by development plan policy, therefore any new extensions would be inappropriate development by definition. The proposed new roofs and cumulative existing additions would appear very large and would exacerbate the material loss of openness of the Green Belt, would visually compete with the scale of the original dwelling, and would erode the openness of the Green Belt both visually and spatially. The development would therefore constitute inappropriate development in the Green Belt contrary to Policy GB1 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework. No Very Special Circumstances have been put forward which would clearly outweigh this harm*

6. Other matters for discussion.