

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

Minutes of the meeting of the Planning Committee held on
02 July 2020 commencing at 9.45am

Due to the COVID-19 social distancing restrictions, the meeting of the Planning Committee was held virtually via Zoom, in accordance with the Coronavirus Act 2020, clause 78(2).

Present: Cllr M Brown
Cllr Mrs Brammer
Cllr Mrs Connell
Cllr F Cottee
Cllr Mrs Howie
Cllr J Kelly (arrived 9.57am)
Cllr M Manley

In attendance: Mrs Alison de Jager, Parish Clerk

1. Apologies for absence

Cllr Mrs Clucas

2. Declarations of Interest

None.

3. Minutes

The minutes of the meeting held on 04 June 2020 were AGREED with the addition of apologies from Cllr J Scott and will be signed when the committee meets in person.

4. Applications

SE/20/001242: Bluebell Paddock, Gravesend Road, TN15 7JS – Demolish existing caravan, portacabin and two sheds and erect a one bedroom dwelling, fence and bin store. (Cllr J Kelly arrived) Cllr F Cottee PROPOSED that the Parish Council strongly objects to this application for two reasons. Firstly, the proposed dwelling is within the Metropolitan Green Belt, where development is by definition harmful. No Very Special Circumstances have been put forward that would outweigh the harm done to the Green Belt by allowing this development.

Secondly, the proposed house and garden will be in an area of Ancient Woodland and the rest of the site borders Ancient Woodland. The proposed development would therefore harm the character and appearance of the area.

We are also concerned that the dilapidated caravan and hut, which were used for Boy Scouting activities many years ago, are now in such a state of decay that they are probably a haven for wildlife, including bats. We would therefore recommend that an ecological survey of the site should be carried out. SECONDED: Cllr M Manley and AGREED.

SE/20/01578: Hillview, Hartley Bottom Road, DA3 8LJ – Demolition of existing barn and stables and erection of new art, craft and pottery studio. Cllr J Kelly PROPOSED that the Parish Council has noted the Planning Officer's report on the original application and our response takes this into account.

The present state of the Barn and in particular the Stables detract from the appearance of that corner of the valley. We feel that the conversion into a Pottery / Art Studio would enhance the area. We note that the Officer has highlighted many positives in the proposal and we welcome these.

On the negatives our comments are as follows:

Footprint.

We have discussed this with the applicants and they advise that they are happy to move the footprint of the stables to close the approximate half a metre gap between the barn and stable footprint. In addition they propose demolishing the long narrow store unit which will ensure they stay within the required footprint.

Structure

We agree that the applicant must submit proof that the proposed structure will be stable and can stand the weight of the roof.

Access

We remain concerned that the access is on to a narrow country lane at the junction with another road.

Trees and Ecology

We note that there would be conditions on these if the proposal was granted.

In addition, the Parish Council would like to see an incorporeal hereditament condition be included to ensure that the Studio remains ancillary to Hillview and that permitted development rights are withdrawn.

Provided, that the Planning Officer is satisfied that if all of these conditions were imposed, the Parish Council would not object to the proposed planning application.

5. Other Matters for Discussion

The Oaks, Billet Hill – the removal of trees and levelling of ground at the Oaks has been reported to Building Control and to Planning Enforcement.

The meeting closed at 10.19am.

Signed: Date: