

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

Minutes of the meeting of the Planning Committee held on
06 January 2022 at Ash Green Sports Centre commencing at 10.00am

Present: Cllr M Brown
Cllr Mrs Brammer
Cllr Mrs Clucas
Cllr F Cottee
Cllr I MacLeod
Cllr M Manley
Cllr Mrs Howie
Cllr Mrs Connell

1. Apologies for absence

None received

2. Declarations of Interest

None given

3. Meeting

The minutes of the meeting held on 02 December 2021 were AGREED and signed as a true record.

4. Applications

SE/21/04099: 62 Spring Cross, New Ash Green, DA3 8QQ – Demolition of conservatory. Erection of a single storey extension. Cllr M Manley PROPOSED that the Parish Council has no objection to this application as long as it does not conflict with local planning policy. SECONDED: Cllr M Brown and AGREED.

SE/21/03916: Bluebell Paddock, Gravesend Road, Wrotham, TN15 7JS – Demolition of existing caravan, portacabin and two sheds, and the erection of a one bedroom dwelling with associated landscaping. Cllr F Cottee PROPOSED that as there are no significant changes from Application SD/01508/FUL, which was refused on the basis that it represented inappropriate development harmful to the openness of the Green Belt, the potential loss or deterioration of Ancient Woodland and the erosion of the rural nature of the site to the detriment of the street scene. The Parish Council therefore strongly objects to this application. The proposed dwelling is within the Metropolitan Green Belt, where development is by definition harmful. This area is particularly important in maintaining the twin objectives of retaining the openness of the Green Belt and in preventing the merger of conurbations. It is key to preventing the further erosion of the Green Belt by uncontrolled ribbon development along the A227. No Very Special circumstances have been put forward that would outweigh the harm done to the Green Belt by allowing this

development. The proposed house and garden would border an Area of Ancient Woodland. It is also noted that the plans do not include details of access to the proposed house, or provision for parking space. The proposed development would therefore further harm the character and appearance of the area.

We are concerned that there has been no remediation of the damage caused to the site by the removal of bluebells, a protected species, and the continuous mowing to prevent their re-establishment. We also note that the area of Ancient Woodland is compromised by the area of plantings used for vehicle hard-standing. **SECONDED: Cllr M Manley and AGREED.**

5. Other Matters for Discussion

5.1 Appeal: APP/G2245/W/21/3275302 (SE/20/01956) - Merry Lees, Billet Hill, Ash, TN15 7HG – Variation of condition 3 of application 17/00796/FUL for the change of use of land to residential use, for one gypsy traveller family. Site to contain one static caravan, one touring caravan and parking for two associated vehicles with amendment to the use hereby permitted having been temporary shall be upgraded to permanent use. Appeal to be determined on the basis of a hearing. Cllr F Cottee proposed that previous objections to the site still stood. There is no case to make it permanent and local knowledge indicates the site is no longer occupied. Cllr M Brown also noted that the entry and exit to the site is extremely hazardous. It was suggested that we should refer to our previous submission.

5.2 KCC Emergency Grant Funding – to consider submitting an application for the Emergency Grant Fund to cover some of the costs of COVID-19. Cllr Mrs Howie proposed that the Planning Committee recommend this application to full Council for their approval. **AGREED**

The meeting closed at 10.35 am.

Signed: Date: