

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

Notes of the meeting of the Planning Applications Working Group held by Zoom on
05 July 2023 commencing at 7.45pm

Present: Cllr R Brammer – Chairman
Cllr M Aspinall
Cllr C Clark
Cllr J Clucas
Cllr S Fishenden
Cllr C Gorton
Cllr S Hobbs
Cllr P Kirtley
Cllr G Pender

In attendance: Alison de Jager, Parish Clerk

1. Apologies for absence

Apologies were received from Cllr F Cottee, Cllr M Howie, Cllr A Jauch, Cllr I MacLeod, Cllr M Manley and Cllr J Scott.

2. Declarations of Interest

None

3. Minutes

The minutes of the meeting held on 01 June 2023 were AGREED and will be signed at the July Parish Council meeting. PROPOSED: Cllr S Fishenden SECONDED: Cllr J Clucas.

4. Applications

23/01533: Kipling, Haven Hill, TN15 7LL – Creation of a porch area and replacement raised pitched roof to an existing bungalow roof and removal of the existing chimney. Alterations to fenestration and render. Cllr C Clark PROPOSED that the Parish Council has no objection to this application provided it complies with local planning regulations. However, we note the significantly raised roof level and question why this is necessary. SECONDED: Cllr S Fishenden and AGREED.

23/01598 and 23/01599: Leaders, Hodsoil Street, TN15 7LH – Reconstruction of garage. Cllr J Clucas PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr C Gorton and AGREED.

23/00949: Ash House Business Centre, Ash Road, DA3 8JD – Conversion of existing office space to 14no residential apartments with associated parking and access. Alterations to fenestration and installation of rooflights. Hard and soft landscaping. Partial conversion of roof space to habitable space. Cllr R Brammer PROPOSED that the Parish Council objects to this application. The further loss of employment space in New Ash Green at a time when local employment for environmental and social reasons should be encouraged is a concern. The car parking provision is inadequate, as demonstrated by other recent developments in New Ash Green.

The number of market housing units should trigger a provision of 30% Affordable Housing according to Sevenoaks District Council's latest revision of the Affordable Housing SPD. If Sevenoaks District Council were minded to grant approval to the application, the Parish Council would prefer to see the affordable housing provision delivered within the development, and not achieved via a developers financial contribution for provision off-site. **SECONDED:** Cllr J Clucas. Cllr G Pender **PROPOSED** an amendment to include, the development would add pressure to the already stretched local services.

Public transport is not, as stated, excellent with only one service running between New Ash Green and Gravesend at times that are not convenient for commuters. There is no senior school in the village and bus passes have to be purchased from the County Council. There is no provision for students to get to college in Dartford. **SECONDED:** Cllr M Aspinall and **UNANIMOUSLY AGREED.**

5. Applications for Information Only.

The application for information only was **NOTED:**

23/01649/LDCPR: 52 Redhill Wood, New Ash Green, DA3 8QP – Single storey extension.

6. Appeals

23/00048/PRPAE: Haven Manor, Haven Hill, Hodsoil Street, TN15 7LL – Prior notification of a single storey rear extension which extends 6m beyond the rear wall of the original dwelling house with a maximum height of 4m and eaves height of 2.95m. Fast Track Appeal – no comments may be submitted.

7. Decisions

The decisions as set out on the Agenda were **NOTED.**

8. Other Matters for Discussion

23/01134: Land at Chads Farm: It was **NOTED** that the Environmental Health Officer has responded to our query about the stables and proposed development sharing a party wall. ' I am very concerned that the proposal includes a party wall with a stables and that the rooms on that party wall include a lounge and bedroom. The applicant would need to demonstrate that any noise from the stable is not going to have an adverse impact on any future residents of the property. Ideally a suitable acoustic assessment should be submitted to allow an informed determination of the proposal. I would be reluctant to try to deal with this by condition, even a pre-commencement condition may not overcome the fundamental duty on the applicant to demonstrate that the introduction of a dwelling may not adversely impact the existing operation as identified in paragraphs 174 and 187 of the National Planning Policy Framework.'

The meeting closed at 8.45pm

Signed: Date: