

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

Minutes of the meeting of the Planning Committee held on
05 January 2023 at Ash Green Sports Centre commencing at 10.00am

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

In attendance: Mrs Alison de Jager – Parish Clerk
5 members of the public

1. Apologies for absence

Apologies were received from Cllr M Brown and Cllr M Manley.

2. Declarations of Interest

Cllr Mrs Clucas declared an interest in application SE/22/03313 as the applicant is known to her.

The meeting was suspended at 10.00 to allow a presentation from Graham Simkin Ltd regarding a proposal for Ash House South, Centre Road. Notes are attached to the minutes of this meeting.

The meeting reconvened at 10.30

3. Minutes

The minutes of the meeting held on 18 August 2022 were AGREED and signed as a true record.

4. Applications

SE/22/03373: Dreamscape, Oak Farm Lane, Fairseat, TN15 7JU – Alterations to existing dwelling including provision of green roofs. Cllr Mrs Howie PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr Mrs Clucas and AGREED.

SE/22/03412: Netherfield, The Street, Ash, TN15 7HB – Erection of 2No. family dwellings with associated landscaping, following the demolition of the existing bungalow, garage and sheds. Cllr Mrs 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 F Cottee and AGREED.

SE/22/03313: Oast House Nursery, Ash Road, Ash TN15 7HJ – Clearance of existing nursery facilities and erection of 18 homes with associated parking and landscaping.

During discussion, the meeting was suspended at 10.47am to allow representatives from the applicant and the New Ash Green Village Association to speak.

The meeting was reconvened at 10.56am

Cllr F Cottee PROPOSED that the Parish Council objects to this proposal as it does not constitute Sustainable Development, particularly in the Green Belt. The proposed development places an urban “street” of 18 houses on a Green Belt site and is entirely inappropriate in this location.

The developer cites housing need as the Very Special Circumstances necessary to justify a Green Belt development and yet ignores the recent Housing Needs survey carried out in the parish last June as part of the development of the new Local Plan. This survey identifies a need for 39 affordable houses built as small groups, preferably built within the boundary of New Ash Green. However, the current proposal ignores SDC Policy on affordable houses, which would require seven affordable houses in this case, on the basis that “it would not be financially viable”. The Parish Council are concerned that this tactic makes a nonsense of the affordable housing policy.

The proposed development would place intolerable demands on local facilities such as health and education. The Design and Access Statement is also based on outdated and inaccurate information about public transport and schools for example, which will therefore lead to significantly increased car traffic on already busy roads.

We also note that this site is particularly sensitive, as inappropriate development could set a precedent for adjacent properties and result in urban style ribbon development, destroying the distinction between the village of New Ash Green and the outlying village of Ash. SECONDED: Cllr Mrs Brammer and AGREED.

5. Other Matters for Discussion

5.1 Ash House South – this item was brought forward to the start of the meeting.

5.2 Local Plan – Cllr Mrs Howie PROPOSED that the Parish Council responds to the consultation stating that the approach to look at urban areas first is supported and to include a rider stating that the Parish Council are happy to countenance small development in the Green Belt for affordable housing.

5.3 Barnfield Park – the consultation form will be completed and the Clerk will ask what the policy is for vacant sites.

The meeting closed at 11.25am.

Signed: Date: