

ASH-CUM-RIDLEY PARISH COUNCIL

Minutes of the meeting held on Thursday 19 July 2018 at Ash Village Hall, The Street, TN15 7HB commencing at 7.45pm

Present:

Cllr M Brown
Cllr Mrs Brammer
Cllr Mrs Clark
Cllr Mrs Connell
Cllr S Glover (arrived 8.57pm)
Cllr Mrs Hobbs (arrived 7.56pm)
Cllr J Kelly
Cllr M Manley
Cllr I Mann
Cllr V Ngwenya
Cllr P Nightingale
Cllr J Scott (arrived 7.47pm)

In attendance:

Alison de Jager – Parish Clerk
Cllr C Clark – Sevenoaks District Council
2 members of the public

- 7429/18 Apologies were received from Cllr Mrs Clucas (family commitment), Cllr F Cottee (holiday) and Cllr J Crane (ill). The apologies and reasons for absence were accepted
County Councillor D Brazier sent his apologies.
- 7430/18 Declarations Of Interest
- a. Cllr M Brown declared an interest in item 7e as a Governor of Milestone Academy. Cllrs Mrs Brammer, Mrs Connell and P Nightingale declared an interest in item 6 Planning application SE/18/01810: North Lodge as they are trustees of Lances Almshouse Charity. Cllrs M Brown and M Manley declared an interest in item 7f as residents of Capelands.
- b. No changes to the Register of Interests. Members were reminded that any alteration or new interests must be registered with the Monitoring Officer within 28 days.
- 7431/18 Dispensations
- No requests received
- 7432/18 Minutes
- It was RESOLVED that the minutes of the meeting held on Thursday 17 May 2018 be approved and signed as a true record. PROPOSED: Cllr Mrs Brammer SECONDED: Cllr M Manley and UNANIMOUSLY AGREED.
- 7433/18 General Data Protection Regulation.
- a. It was NOTED that the Data Audit was carried out on 3rd and 4th July 2018 and the report is awaited. There will be cost implications to ensure that the Council is GDPR compliant.
- 7434/18 Planning
- a. Applications
SE/18/01988: 41 Penenden, New Ash Green, DA3 8LS – Demolition of single storey rear extension. Erection of a two storey rear extension. *The meeting was adjourned at 7.53pm to allow members of the public to speak. The meeting was re-convened at 7.59pm.* Cllr Mrs Connell

PROPOSED that the Parish Council objects to this application because of its size, bulk and height. It would overshadow neighbouring properties and block their light, making the south facing garden of no 78 in the shade even in summer and in winter the sun would not rise over no 41's flank wall. This would result in loss of amenity for the residents of 42,77 and 78 Penenden. A two storey extension is unsuitable in such a small garden.

The layout copy included with the plans is inaccurate and misleading. It does not show that the present north wall of number 41 extends just under 4 metres across the bottom of the garden of number 78, forming just over 50% of its southern boundary. The proposed two storey extension would increase the length of this two storey wall by a further 3 metres, blocking out light and the sight of sky and trees from almost the whole southern boundary of no 78. Copy of layout map from Kent County Council attached. SECONDED: Cllr J Kelly FOR: 11 AGAINST: 0 ABSTENTIONS: 1

SE/18/02041: Dreamscape, Oak Farm Lane, TN15 7JU – Demolition of existing dwelling and outbuilding in order to subdivide the plot and erect two detached dwellings with garages. Cllr M Brown PROPOSED that the Parish Council objects to this application. Although the net area of the proposed development is less than that of the existing buildings the impact on the character of the area will be greater, as one house and ancillary buildings are being replaced by two households, with the increased urbanisation of the site that that implies. Although the developer proposes a single point of entry to the site there will still be a change of character to the bridleway that gives access to the site.

The claimed Very Special Circumstances state that the exercising of permitted development rights for the existing property would create greater harm to the Green Belt, however, the existing property is currently one house and an ancillary dwelling, with no greater permitted development rights than any number of houses in the area with 2 Granny Annexes". In this case local knowledge says that most of the outbuildings on the site have not been used in 10 years, and are in no state to be used. The permitted development rights therefore do not outweigh the harm in principle to the Green Belt and to the character of the area. SECONDED: Cllr Mrs Brammer and UNANIMOUSLY AGREED

SE/18/01810: North Lodge, Ash Road, TN15 7HR - Demolition of existing detached garage and outbuilding. Erection of two three-bedroomed two storey, semi-detached houses with new vehicular access to Ash Road. Creation of replacement vehicular access to the existing house. AMENDMENT: Revised block plan submitted to increase the size of the parking bays. Cllr J Kelly PROPOSED that the Parish Council responds as before without amendment. SECONDED: Cllr Mrs Brammer and UNANIMOUSLY AGREED.

SE/18/02131: The Venture, Hodsoil Street, TN15 7LA - Single storey rear part in-fill, front extension and front porch. Cllr J Kelly PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy including the 50% rule.

- 7434/18
Planning
- SECONDED: Cllr Mrs Clark and UNANIMOUSLY AGREED.
- b. Decisions
The decisions, as set out in Appendix A to Agenda A/07/18 were RECEIVED and NOTED.
 - c. Appeals
APP/G2245/D/18/3206753: 52 Redhill Wood, New Ash Green, DA3 8QP.
It was NOTED that an appeal has been lodged and the Parish Council is unable to make further comments on this application.
 - d. Enforcements - None at time of Agenda. NOTED.
 - e. The minutes of the Planning Committee meeting held on 05 July 2018 were NOTED.
- 7435/18
Finance
- a. The current financial position and accompanying reports were NOTED.
 - b. The cheques signed since the last meeting were authorised.
PROPOSED: Cllr I Mann SECONDED: Cllr P Nightingale and AGREED.
 - c. The minutes of the meeting of the Finance Committee held on 10 July 2018 were NOTED.
 - d. Cllr M Brown PROPOSED that a grant in the amount of £350.00 is awarded to the New Ash Green Junior Football Club. SECONDED: Cllr I Mann and UNANIMOUSLY AGREED.
 - e. Milestone Academy Overflow Carpark – following discussion, it was AGREED that should planning permission be granted for the installation of hard standing for the overflow carpark, the Parish Council would not be in a position to offer a grant.
 - f. Street signs – Capelands Residents Society would like to install traffic safety signs indicating that children are at play. An application will be made for funding for the September meeting.
- 7436/18
Sports Centre
- a. It was NOTED that the next meeting of the Sports Centre Management Committee will be held on 23 July 2018.
- 7437/18
Barnfield Park
- a. The minutes of the meeting of the Liaison Group held on 03 July were NOTED. A resident of Barnfield Park have indicated that they would like to attend these meetings
- 7438/18
Northfield
- a. It was NOTED that the next meeting of the Northfield Management Committee will be held on 03 September 2018.
- 7439/18
Burial Ground
- a. The minutes of the meeting of the Burial Ground Committee held on 10 July 2018 were NOTED.
(Cllr J Scott left the meeting)
- 7440/18
Youth
- a. 8 – 12's –no report.
 - b. Youth – no report.
 - c. It was NOTED that Family Fun Days have been booked for 7 and 21 August on The Minnis.
- 7441/18
Highways
- a. No report.
- 7442/18
SDC
- a. Cllr Mrs Bosley's focus as District Council Chairman is Community Wellbeing. The information was NOTED and any suggestions will be

Chairman emailed to the Clerk.

The meeting was suspended at 8.38pm to receive reports from the District Councillors.

The report from the District Councillors is attached to these minutes.

The meeting reconvened at 8.55pm

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| 7443/18
Footpaths | a. Kent County Council Rights of Way improvement plan 2018-2028 consultation was NOTED. |
| 7444/18
Transport | a. Big Conversation on Rural Transport in Kent – the report from Cllr Mrs Connell was NOTED.
b. Meeting with bus companies – a meeting with the bus companies was held on 11 July, to discuss the on-going vandalism. Unfortunately, the Manager for Arriva, Northfleet was unable to attend. |
| 7445/18
Ash, Hodsoll
Street, Ash &
New Ash
Green | a. Ash – the Village Hall Committee hosted Midsummer Madness on 23 June 2018 at the Village.
b. Hodsoll Street – no report
c. Ridley - no report
d. New Ash Green – the Parish Council quiz proved to be popular. |
| 7446/18
Bulletin and
Website | a. Bulletin – the next deadline is Thursday 19 July 2018.
b. Website – the results of the quiz will be published on the website.
c. Facebook page – the number of 'followers' is growing. |
| 7447/18
Focus Group
and Police | a. The minutes of the Focus Group meeting be held on 09 July 2018 were NOTED. |
| 7448/18
Lunch
Provision | a. No report. |
| 7449/18
KALC | a. No report |
| 7450/18
Reports,
Circulars and
Correspond. | The reports, circulars and correspondence as set out in A/07/18 were NOTED. |

The meeting closed at 9.13pm

Signed:
Chairman

Date: