ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 2nd October 2024 on Teams, commencing at 7.45pm

Present: Cllr C Clark (Chairman)
Cllr S Fishenden
Cllr J Clucas
Cllr C Gorton
Cllr G Pender
Cllr S Hobbs
Cllr F Cottee
Cllr P Kirtley

In attendance: Megan Johnson-Hodges – Assistant Clerk

1. Apologies for absence

Apologies were received from Cllrs M Aspinall, A Jauch, I Macleod, V Ngwenya and R Brammer.

2. Declarations of Interest

None.

3. Minutes

The minutes of the meeting held on 04 September 2024 were AGREED.
PROPOSED: Cllr C Clark SECONDED: Cllr J Clucas and AGREED.

4. Applications

24/02339: Tanzematt Oak Farm Lane Fairseat Kent TN15 7JU - Conversion of existing garage to habitable space. New single storey extension to rear and RH side with first floor extension over existing/Rh single storey footprint. Loft conversion to two bedroom. Rooflights. New front door with railing and steps. Repositioning of gate. Alterations to fenestrations. Patio. Cllr F Cottee PROPOSED that the Parish Council strongly objects to this amended application as inappropriate development in the Green Belt.

The bungalow is situated in a rural lane in the Green Belt and faces an area of Ancient Woodland. The street scene is characterised by dormer style bungalows in large plots, mostly built in the mid-20th century. Although the ridge height of the current proposal has been reduced compared with the withdrawn application SE/24/00132, the proposed development still contravenes Policy GB1 of the SDC ADMP because of the large increase in floor area, well in excess of 50%. The proposal effectively converts the dormer bungalow into a two storey flat-roofed house and the resulting increase in bulk would have a serious impact on the openness of the Green Belt in this area. The “blockiness” and bulk of the design would also be completely at odds with the existing street scene. We respectfully request that the application is refused.

Although not a planning issue we have a concern about the amount of flat roof in the proposed design and the number of joins with the existing building, as these are potential sources of leaks in the future.

As before, we note that several mature trees have been cut down on the site. Paragraph 136 of the NPPF states that trees should be retained on a development wherever possible. SECONDED: Cllr J Clucas FOR: 7 AGAINST: 1 ABSTAINED: 0 and AGREED.

24/02415: 1 Bonnyacre Farm Cottages Wrotham Road Meopham Kent DA13 0RF - Change of use from Use Class C3 to Use Class C2 for use as a children's home for the care of up to 3 children at any one time. Cllr F Cottee PROPOSED the Parish Council has no objection in principle to the proposed change of use. However, we believe that the status of the house built to the rear of the main house, and currently the subject of enforcement action, materially affects the availability of 1, Bonnyacre Farm Cottages for the proposed Class C2 use. We would therefore like to see the enforcement issue resolved before change of use is granted. SECONDED: Cllr G Pender and AGREED.

24/02445: 109 Manor Forstal New Ash Green Kent DA3 8JQ - Double storey side extension. Cllr C Clark PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr P Kirtley and AGREED. Cllr G Pender Abstained from voting.

5. Decisions

The decisions as set out on the Agenda were RECEIVED and NOTED.

6. Other Matters for Discussion

No other matters for discussion.

The meeting closed at 8.18pm

Signed: ……..… Date: …….