

ASH-CUM-RIDLEY PARISH COUNCIL

Minutes of the meeting held on Thursday 16 October at Ash Village Hall, The Street, TN15 7HB commencing at 7.45pm.

Present: Cllr S Fishenden
Cllr C Clark
Cllr J Clucas
Cllr C Gorton
Cllr S Hobbs
Cllr A Jauch
Cllr P Kirtley
Cllr I Macleod
Cllr V Ngwenya

In Attendance: Alison de Jager – Clerk
Karen Law – Deputy Clerk/Finance Officer
Megan Johnson-Hodges – Assistant Clerk
Cllr M Fothergill – Kent County Council
2 Members of the public

9007/25 Apologies for Absence

Apologies for absence were received from Cllrs M Aspinall (family commitment) R Brammer (ill), F Cottee (prior engagement), M Manley (holiday), J Scott (work). Cllr J Clucas PROPOSED that the apologies and reasons for absence were accepted. SECONDED: Cllr P Kirtley and AGREED.

District Councillors Penny Cole, Perry Cole, M Lindop, S Manamperi and L Manston sent their apologies. PC C Guest sent his apologies.

9008/25 Declarations of Members Interests and Dispensations

Cllrs J Clucas and S Hobbs declared a non-pecuniary interest in item 6.6. Grants and Donations having contributed financially to No New Ash Green Solar. Cllr S Fishenden declared a non-pecuniary interest in item 6.5 as he is a Trustee of the Young Lives Foundation.

9009/25 Minutes

It was resolved that the minutes of the meeting held on Thursday 18 September 2025 be approved and signed with an amendment to item 9004/25 g. the recorded vote was deleted and added to item 9004/25 f PROPOSED: Cllr P Kirtley SECONDED: Cllr A Jauch and AGREED.

Public Session and External Reports

County Council - Cllr M Fothergill reported on the Local Government Re-organisation and home to school transport appeals. She will be attending the Hartley Service of Remembrance. The grant application submitted by the Parish Council has been successful.

Sevenoaks District Council – report submitted by Cllr M Lindop advised that all District Councillors were attending a vote of no confidence in the Leader of the Council, the slow progress of the Local Government Re-organisation and the potential re-opening of the public toilets at North Square.

Public Session – Mr P Tasker gave an update on the activities of the No New Ash Green Solar Group.

9010/25 Clerk's Report

- a. The Clerk's Report was RECEIVED and NOTED, with additional information regarding the public engagement sessions for the SDC Local Plan consultation. The Clerk's Report is attached to these minutes.

9011/25 Council Administration

- a. **Burial Ground and Memorial Garden Fees** - Cllr J Cluas PROPOSED that Burial Ground fees be increased by approximately 5% from 1 April 2026. The updated schedule will be published on the Parish Council's website and attached to these minutes. SECONDED: Cllr V Ngwenya and AGREED.

9012/25 Finance and Governance

- a. **Current Financial Position:** The Finance Officer reported that the current balance after receiving the second half of the precept is £277,619 and General Reserves of £82,568 which is approximately 3.9 times monthly running costs. Members were taken through the reports. The contribution to Northfield Management Committee in the amount of £2,000 has been paid.
- b. **Approval of Payments:** Cllr S Fishenden PROPOSED that the payments made since the last meeting up to 09 October 2025 are APPROVED. SECONDED: Cllr C Clark and AGREED.
- c. **External Audit:** The external auditor's Report and Certificate for the year ended 2024-2025, Section 3 of the Annual Governance & Accountability Return for the Parish Council and Ash Green Sports Centre were RECEIVED and NOTED. The notice of conclusion of audit will remain on display for 14 days in compliance with the **Accounts and Audit (England) Regulations 2015**.
- d. **LGPS Funding Arrangements:** It was NOTED that the Kent Pension Fund confirmed that parish and town councils will be fully pooled for LGPS funding purposes from 01 April 2026.
- e. **Youth Provision:** Cllr J Clucas PROPOSED that the quotation from Young Lives Foundation in the amount of £21,275 for a one year provision of two centre-based youth clubs SECONDED: Cllr I MacLeod and AGREED.
- f. **No NAG Solar:** Cllr S Fishenden PROPOSED in line with the Grants & Donations Policy and advice from the Clerk, that the request for funding from No NAG Solar be declined. SECONDED: Cllr I MacLeod FOR: 5 AGAINST: 4 ABSTENTIONS: 0

9013/25 Planning

- a. **Applications:**
 - 25/02338 and 25/02599: Greengates, Rosemary Lane, Hodsoil Street, TN15 7JX** Demolition of existing dwelling, garage and outbuildings and the erection of new detached dwelling with integrated garage and swimming pool. Fencing, hard and soft landscaping including drive and parking area. Cllr F Cottee reviewed these applications and recommended that the original response was appropriate without amendment. Cllr S Fishenden PROPOSED that the recommendation from Cllr F Cottee is accepted. SECONDED: Cllr P Kirtley and AGREED
 - 25/02678: Larksfield, Idleigh Court Road, DA13 0JR –** Sand school with floodlights. Cllr J Clucas PROPOSED that the Parish Council does not object to this retrospective application. SECONDED: Cllr C Clark and AGREED.
- b. **Planning Applications Working Group** – The notes of the meeting held on 01 October 2025 were NOTED.

- c. **Environmental Impact Assessment (EIA) Screening Direction** – Cllr S Fishenden PROPOSED that the Parish Council writes to Tom Tugendhat MP to challenge the response received from the Ministry of Housing, Communities and Local Government. SECONDED: Cllr P Kirtley and AGREED.

9014/25 Ash Green Sports Centre

- a. **Current Financial Position** – the current balance of the Sports Centre stands at £9,316. General reserves are equivalent to 1.8 times running costs. Compared with the same period last year and allowing for adjustments for utility payments, the Sports Centre is approximately £8,000 better off, noting that none of the Parish Council subsidy has been drawn on.
- b. **Approval of Payments** - Cllr A Jauch PROPOSED that the payments made since the last meeting to 12 September 2025 are APPROVED. SECONDED: Cllr V Ngwenya and AGREED.

9015/25 Northfield Management Committee

- a. The minutes of the meeting of the Northfield Management Committee held on 30 September 2025 were NOTED.

9016/25 Community and Environment

- a. **KALC Community Award** – Cllr S Fishenden PROPOSED that the Parish Council adopts the KALC Community Award Scheme for the year 2026. SECONDED: Cllr I MacLeod and AGREED.
- b. **KALC Nominations** - Cllr J Clucas PROPOSED that the Youth Centre Trustees are nominated as a Group. SECONDED: Cllr P Kirtley and AGREED.
- c. **Asset of Community Value Working Group** – Cllr S Fishenden reported that the Working Group met on 14 October 2025 to discuss the potential purchase of the New Ash Green Clinic and Children's Centre. The Parish Council's Intention to Bid has extended the moratorium period to 27 February 2026. The Group considered relocating the Parish Office to the site and developing a community facility. The estimated value was indicated at £350,000–£400,000. An independent valuation will be sought. A Public Works Loan will be required and community consultations carried out to support the business plan.
- d. **Asset of Community Value** – Cllr S Fishenden PROPOSED the Parish Council submits an Intention to Bid form on behalf of the Green Man Recovery Group should it be required, noting that the six-week interim moratorium period ends on 05 November 2026. The Parish Council would have no further involvement in procuring the site. SECONDED: Cllr C Clark and AGREED.
- e. **Spring Afternoon Tea** – It was decided not to progress this event.

9017/25 Items for Information

- Cllr J Clucas reported dangerous parking on North Ash Road at the pedestrian crossing between Manor Forstal and Lambardes. This matter was raised at the Coffee with a Cop event and both the Police and Community Safety Unit at Sevenoaks District Council are aware and investigations being made. Dangerous parking on Redhill Road was also mentioned. The bench giving recognition to Mike Brown for his many years of service has been installed over looking The Minnis on the path between Lambardes and Hanover Place.
- Cllr P Kirtley asked about the date for the Highways Improvement Plan meeting. This will be arranged accordingly.
- Cllr C Gorton advised that the Fireworks display will be held on 8 November 2025.
- Cllr S Fishenden advised that an Extraordinary Parish Council meeting will be held on Thursday 30 October 2025 at the New Ash Green Youth & Community Centre at

7.45pm to discuss the Parish Council's response to the Sevenoaks District Council Local Plan consultation.

9018/25 Progress Tracker

- a. The Progress Tracker was NOTED.

The meeting closed at 8.46pm

Signed:

Date: Chairman

ASH-CUM-RIDLEY PARISH COUNCIL

Agenda Item: **4 – Full Council 16 October 2025**

Report Title: **Clerk's Report**

ASH BURIAL GROUND

The final available grave in the Burial Ground has been allocated.

BULLETIN

The 3rd edition of the Bulletin has been printed and is being delivered.

COFFEE WITH A COP

PC Caleb Guest will be hosting another event on 27 October 2025 from 6pm – 8pm at the VA meeting room.

FOCUS GROUP

The notes of the meeting of the Focus Group held on 13 October 2025 will be included in the November Agenda.

HIGHWAYS IMPROVEMENT PLAN (HIP)

A date for the next meeting of the Working Group will be arranged on receipt of the pedestrian survey completed at the Olivers Mill crossing.

SPORTS CENTRE MANAGEMENT COMMITTEE

The minutes of the meeting of the Sports Centre Management Committee 14 October 2025 will be included in the November 2025 Agenda.

SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

Documentation for the consultation on the Local Plan will be delivered to the Parish Council on 22 or 23 October and will be available for members and the public to view at Ash Green Sports Centre.

THURSDAY LUNCH CLUB

There was no lunch on 09 October 2025 due to the cook attending a hospital appointment.

YOUTH

A meeting was held with Jackie West, Community Warden, PC C Guest, PC Claire Harrison, Stephen Gray, Young Lives Foundation and John Kelly from the Youth & Community Centre to discuss and evidence the need for youth provisions for the 8 – 12 age group and the 12 plus young people. From this meeting, the Chairman and representatives from Young Lives Foundation will attend the next meeting of the Youth & Community Centre Trustees.

ASH-CUM-RIDLEY PARISH COUNCIL

Agenda Item: **11.4 Full Council (16 October 2025)**

Report Title: **The Green Man Public House**

The Green Man Public House is listed as an Asset of Community Value under the *Localism Act 2011*. On 24 September 2025 the owner notified the District Council of their intention to dispose of the property, which is now an empty site following the demolition of the building after a fire. This has triggered the six-week interim moratorium period ending on 05 November 2025.

During this period, eligible community interest groups, including parish councils may submit an Intention to Bid to extend the moratorium to six months. This enables time to prepare a business plan and funding proposal for potential purchase.

The Green Man Group may be interested in investigating the option to purchase the site. The Parish Council is able to submit an Intention to Bid on their behalf, to secure the extended moratorium period and allow the group sufficient time to explore funding options and develop their proposal.

Under the *Assets of Community Value (England) Regulations 2012*, parish councils are recognised as eligible bodies to submit an Intention to Bid. This action does not commit the Council to purchase the property but preserves the opportunity for a community-led bid to be developed within the six-month moratorium period.

Submission of an Intention to Bid does not create any financial obligation or liability for the Parish Council. It simply enables the Green Man Community Group to use the six-month moratorium period to prepare and, if appropriate, submit their own offer to purchase the property.

Recommendation

That the Parish Council agrees to submit, if requested, an Intention to Bid to Sevenoaks District Council in respect of the Green Man Public House, on behalf of the Green Man Community Group to ensure the submission is made within the six week moratorium (ending on 5 November 2025) and to enable the six-month moratorium period to be applied.