

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

Minutes of the meeting of the Planning Committee held on  
18 August 2022 at Ash Green Sports Centre commencing at 10.00am

Present: Cllr M Brown  
Cllr Mrs Brammer  
Cllr Mrs Connell  
Cllr F Cottee  
Cllr I MacLeod

In attendance: Mrs Alison de Jager – Parish Clerk

**1. Apologies for absence**

Apologies were received from Cllr Mrs Clucas, Cllr M Manley, and Cllr J Scott.

**2. Declarations of Interest**

**3. Minutes**

The minutes of the meeting held on 07 July 2022 were AGREED and signed as a true record.

**4. Applications**

**SE/22/02030: Pettings Court, Hodsoil Street, TN15 7LH –** Demolition of existing five bedroom dwelling and construction of a replacement six bedroom dwelling with associated landscaping. Cllr F Cottee PROPOSED that the Parish Council objects to this application as this development is in a very prominent position with extensive views along and across a NE-SW valley in prime green belt. If the proposed building was exactly the same as that granted planning permission under 21/00199 then the Parish Council would have no comment. However, the proposed increased roof height will add significantly to the bulk and visual impact of the building and the Parish Council therefore objects to this increase as being detrimental to the openness of the Green Belt. In any case this rural property is looking very over-developed and we request that permitted development rights are removed.

We have two additional concerns concerning the mode of construction. The complete demolition of the existing building rather than its simple extension is bound to stress the surrounding trees, which are a prominent landscape feature of this site. We therefore echo the concerns of the Tree Officer that due protection is built into the construction plans.

The second concern is about the potential effect of such major groundworks on the drainage in the area. The site slopes steeply to the SW and regular flooding and flushing of flints onto the carriageway of Haven Hill have already been noted at the SW corner of the site. Given the increased incidence of flash flooding generally, we would therefore ask for a proper hydrological survey to be carried

out to assess the risk from the proposed works. SECONDED: Cllr Mrs Brammer and AGREED.

**SE/22/00805: Dreamscape Three Squirrels Farm, Oak Farm Lane, TN15 7JU** – Rebuilding of dwelling and annexe including rear and side extensions, construction of basement, alterations to roof and windows and changes to design and external finishes. Cllr Mrs Howie advised the Clerk that no comment was needed as the amendment to the application was to include a demolition plan. Cllr M Brown PROPOSED that no comment is made. SECONDED: Cllr Mrs Connell and AGREED.

**SE/22/01268: Land to the West of Holywell Farm House, Hodsoll Street, TN15 7LE** – Minor material amendment to 20/00132. Cllr F Cotte PROPOSED that the Parish Council submits the following comment. The additional windows at first floor level overlook the amenity land and back garden of the adjacent listed building. The type of glazing is not shown on the plans, but as the windows serve bathroom/shower rooms we request that they be glazed with obscure glass. SECONDED: Cllr Mrs Brammer and AGREED.

**SE/22/01219: Land to the West of Holywell Farm House, Hodsoll Street, TN15 7LE** – Details pursuant to condition 1 (ground vent pipe) subject to 22/01288. Cllr F Cotte PROPOSED no comment required. SECONDED: Cllr Mrs Connell and AGREED.

**SE/22/02076: Beaming Stars Nursery, Butchers Lane, TN15 7HT** – Siting of a cabin (on land to the front of the nursery) and the erection of a summerhouse (office) and metal shed (toy store) to the rear of the nursery. Cllr I MacLeod PROPOSED The Parish Council acknowledges that the facility is needed, but due to the rural nature of Butchers Lane and the close proximity to Haygreen's Cottage would like to see the entrance closed and planted with a hedge to reduce the loss of amenity to the neighbour. It is noted that the car park on the location plan serves the Nursery School. SECONDED: Cllr M Brown and AGREED.

## **5. Other Matters for Discussion**

5.1 Memorial Bench – Photographs of the fabricated memorial bench for Hodsoll Street Green were NOTED.

The meeting closed at 11.15am.

Signed: ..... Date: .....