

ASH-CUM-RIDLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held on
02 August 2018 commencing at 9.30am

Participants: Cllr M Brown
Cllr Mrs Brammer
Cllr Mrs Clucas
Cllr Mrs Connell
Cllr J Kelly
Cllr M Manley
Cllr J Scott

Clerk: Mrs A de Jager

1. Apologies for absence

Cllr F Cottee

2. Declarations of Interest

None.

3. Minutes of the previous meeting

The minutes of the meeting held on 05 July 2018 were signed as a true record.

4. Applications

SE/18/000200: 56 Millfield, New Ash Green, DA3 8HN – Erection of single storey rear extension. Cllr Mrs Clucas PROPOSED that while sympathetic to the needs of the applicant, the Parish Council strongly objects to this application due to the unacceptable effect on loss of light and tunnel effect to the neighbour at 57 Millfield and to the loss of amenity to both neighbours which is extenuated by the height of the proposed extension. The applicant could seek alternative hoists which can be used in rooms without the need for the additional height or the installation of a lift. SECONDED: Cllr M Manley and UNANIMOUSLY AGREED.

SE/18/02132: 13 Over Minnis, New Ash Green, DA3 8JA – Erection of a first floor rear extension. Cllr M Manley 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 P Connell and AGREED.

Other Matters for Discussion

5.1 SE/18/00919: 52 Redhill Wood, New Ash Green, DA3 8QP – Erection of a three storey side extension with balcony to the rear. Appeal reference: APP/G2245/D/18/3206753 – it was NOTED that as this appeal is proceeding under the Householder Appeals Service there is no opportunity for the Parish Council to submit comments. However all previous representations made are forwarded to the Planning Inspectorate.

5.2 Sevenoaks District Council Draft Local Plan

The following responses were AGREED:

MX55 – The Manor House, North Ash Road, New Ash Green:

The Parish Council are strongly in favour of retaining this site for employment and require evidence that it is no longer viable for this purpose. It is important to preserve this Grade II listed house, garden and wall and the protection of trees on this site. Residents have expressed a need for a Care Home. There is sheltered accommodation, but a care home is a facility that the village does not have. Any residential housing should be part of the New Ash Green Village structure and be part of the Village Association.

H2e New Ash Green Village Centre:

Any regeneration or redevelopment must include provision for the existing services, including Doctors, Dentist, Library are included. There should be adequate retail provision to ensure that existing retail traders are not compromised. Any residential housing should be part of the New Ash Green Village structure and be part of the Village Association.

The Forge, Ash Road, Ash

The builder's merchant is a well-supported local business. There is of course employment provided. The financial viability is unknown to the Parish Council.

GT7 – Merry Lees, Billet Hill, Ash

There is planning permission for a single pitch. A second pitch would result in over intensification of the site and would be out of keeping with the street scene. No special circumstances have been made for the need of a second pitch. There are a high number of pitches in Ash.

GT11 – Fordwood Farm, New Street Road, Ridley

The addition of a second pitch would result in over intensification of this very remote site in the Green Belt which is contrary to the SDC and national planning policy which encourages pitches to be within the area of existing settlements. This Parish has a high number of existing pitches and there are no special circumstances to justify the inappropriate development in the Green Belt.

(Cllr J Scott left the meeting: 10.29am)

MX52 and MX53 Corinthians and Bancksides, Hartley

This proposal will result in substantial pressures to the current road and rail services. The route to the A20 is via a country lane. Local bus services will have extended journey times to schools and the station. The loss of local amenity is not outweighed by the provision of un-needed community provisions.

Infrastructure benefits

Special Educational Needs School (SEN) – this is not a local school as the children qualified to attend come from long distances (up to 50 miles) as the transport, ambulances etc. queuing to come into and out of school demonstrates. The school is rated "Outstanding" in the last two Ofsted inspections. No mention of structural inadequacies has been mentioned in

any inspection report. The County Council invested £10 million in the conversion from a mainstream school to equip it for its current use.

The school also has a dual use facility with Ash-cum-Ridley Parish Council who run a small fitness centre and offices which are used by local people.

To transfer this school as suggested would render this site in the Green Belt vulnerable and remove a valued local facility.

The Hartley Primary Academy is also rated as "Outstanding" by Ofsted. It is already set in delightful grounds close to the centre of Hartley.

Health Centre

The areas have two surgeries and the shortage is of doctors which the developers are not offering to provide.

Sports Facilities

There are adequate facilities for sports in Hartley and New Ash Green to support the current population.

Therefore a significant part of the infrastructure benefits are of little benefit to the local populations.

There appears to be coalescence between Hartley, Longfield and Fawkhams which the Green Belt aims to prevent.

H051 – Eureka Naturist Club, Manor Lane, Fawkhams:

The protection of the ancient woodland must be ensured. Access is via a narrow country lane, concerns as to the increased traffic that would be generated by the additional dwellings.

H0165 – Fawkhams Business Park, Fawkhams Road, Fawkhams

This site currently provides employment, and no provision is being made to retain any business use.

H0378 – Grange Park Farm, Manor Lane, Fawkhams

The additional traffic generated by the addition of 32 dwellings is of concern as this is a very constricted country lane.

H0353 – Land South of Orchard House, Ash Road, Hartley (10 Dwellings)

No comment.

The meeting closed at 11.03am

Signed: Date: