ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 5th March 2025 on Teams, commencing at 7.45pm

Present:	Cllr C Clark (Chairman) Cllr J Clucas Cllr F Cottee Cllr M Manley Cllr R Brammer Cllr J Scott Cllr I Macleod Cllr C Gorton Cllr V Ngwenya
In attendance:	Megan Johnson-Hodges – Assistant Clerk

1. Apologies for absence

Apologies were received from Cllrs S Fishenden, A Jauch, S Hobbs and M Aspinall.

2. Declarations of Interest

None.

3. Minutes

The minutes of the meeting held on 5th February 2025 were AGREED.
PROPOSED: Cllr C Clark SECONDED: Cllr J Clucas and AGREED.

4. Applications

1. **25/00406: Swan Farm House Billet Hill Ash Kent TN15 7HE -** Erection of dwellings with a minimum of 1 or maximum of 1 net dwellings. Cllr J Scott PROPOSED that the Parish Council objects to this application as the application is predicated on redefining the site as "grey belt" land when it is green belt land. The new National Planning Policy Framework (NPPF) paragraph 155 does discuss "grey belt" land but this site has not been previously developed and none of the other exemptions shown in the application apply to this site. The application refers to "Footnote 7" of the NPPF but this footnote clarifies that "land designated as green belt" should not be developed. Given that the land is green belt it should only be developed " in very special circumstances". There are no special circumstances shown in this application.
   Access- the owners of the site have an access agreement with the owners of Swan Farm House over a very small area of land. Billet Hill is a busy road. Current access for any vehicle is blocked by at least one telegraph pole and is very steep. It is difficult to see how construction vehicles could reasonably access the site. The agreed access isn't large enough.
   High voltage power lines- high voltage powerlines running from Dormansland in Surrey to Gravesend in Kent run directly through this site. Is it safe, sensible or legal to build under them? There is no report from UK Power

Networks which gives an opinion on this. SECONDED: Cllr J Clucas and AGREED

25/00431: New Ash Green Shopping Centre The Row New Ash Green Kent - Amendment to 24/02864/FUL to Amend drawings to change north-eastern elevation to change one window to three doors. Cllr R Brammer PROPOSED that the Parish Council is unable to provide a comment due to inaccuracies in the submitted plans, the access from below has been removed, which is not reflected in the plans. Additionally, we would like to highlight that the proposed doors, which would open onto the roof is known to experience flooding due to drainage issues, making it potentially hazardous, particularly in wet conditions when it becomes extremely slippery. SECOUNDED: Cllr C Clark and AGREED.

24/02712: The London Golf Club Stansted Lane Ash Kent TN15 7EH - The proposed amendments relate to landscaping, minor revisions to car parking layouts and emergency access, minor revisions to the layout of the Sports Turf Academy aspect of the development in addition to the provision of additional ecological information and confirmation that various planning conditions and obligations will be secured. Cllr F Cottee PROPOSED that, as many of the Parish Council's original concerns have not been fully addressed in the amended application, the Council will refer back to its original response and request that the outstanding matters be considered before further determination of the application. The Council would like to highlight that the Traffic Management Plan was not accessible for review, and several highway-related matters, particularly concerning construction traffic and local road impacts, have not been adequately addressed. The Council also seeks clarification on the access arrangements for South Ash Manor. SECOUNDED Cllr R Brammer and AGREED.

25/00520: Kiltanon Chapel Wood Road Ash Kent TN15 7HX - Front boundary brick wall with vehicle and pedestrian gates. Cllr R Brammer PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr C Gorton and AGREED

5. Decisions

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

6. For Information Only

The Information set out on the Agenda were RECEIVED and NOTED

7. Other Matters for Discussion

The meeting closed at 8.52pm

Signed: ……..… Date: ……