

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

Minutes of the meeting of the Planning Committee held on  
02 March 2023 at Ash Green Sports Centre commencing at 10.10am

Present: Cllr Mrs Brammer  
Cllr Mrs Clucas  
Cllr Mrs Connell  
Cllr F Cottee  
Cllr Mrs Howie  
Cllr I MacLeod  
Cllr M Manley

In attendance: Alison de Jager, Parish Clerk

**1. Apologies for absence**

Apologies were received from Cllr M Brown.

**2. Declarations of Interest**

Cllrs Mrs Brammer, Mrs Clucas, F Cottee and M Manley declared an interest in item 4. SE/23/00287 as the applicant is known to them. Cllr Mrs Howie declared an interest in item 5. Fordwood Farm as the applicant is known to her.

**3. Minutes**

The minutes of the meeting held on 02 February 2023 were AGREED and signed as a true record.

**4. Applications**

**SE/23/00302 and 00303: The Manor House, North Ash Road, New Ash Green, DA3 8AJ** – Conversion of existing Grade II listed building from office to residential use by the creation of 6no 1 bedroom dwellings. New entrance porch. Alterations to fenestration. Installation of rooflights. Hard and soft landscaping. Cllr M Manley PROPOSED that the Parish Council does not object in principal to this application as evidence for our Neighbourhood Plan indicated that there is a need for 1 bedroom dwellings, and would draw attention to the following:

- Parking – This application requires additional off road parking. The proposed allocated parking spaces are currently in use by residents of Manor Gardens.
- Sound proofing – to ensure that sound proofing does not cause damage to a listed building.

To provide a sympathetic conversion to reflect the character and integrity of the internal of this listed building. SECONDED: Cllr Mrs Brammer FOR: 6  
AGAINST: 0 ABSTENTIONS: 1

**SE/23/00287: The Old School House, Church Road, Ash, TN15 7HD** –

Erection of ancillary shepherds hut in rear garden with hard landscaping. Cllr Mrs Brammer PROPOSED that the Parish Council does not object to this application as long as it is restricted to being ancillary residential use and not for tourism. It

should be made a personal structure that is to be removed on sale of the property. SECONDED: Cllr M Manley and AGREED.

**5. Other matters for discussion**

Fordwood Farm - The site was discussed and members felt that as National Planning Policy states that personal circumstances and need are unlikely to outweigh the harm to the greenbelt, that this application has not provided any very special circumstances to counter the harm to the greenbelt. In addition, it was noted that there has been extended development on two sites on the same road, and when investigated by SDC Enforcement were found to be lawful. The sites are Little Dittle Farm House and Feathercote Farm.

The meeting closed at 10.49am.

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