

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

Minutes of the meeting of the Planning Committee held on  
07 May 2020 commencing at 9.45am

***Due to the COVID-19 social distancing restrictions, the meeting of the Planning Committee was held virtually via Zoom, in accordance with the Coronavirus Act 2020, clause 78(2).***

Present: Cllr M Brown (arrived 10.14am)  
Cllr Mrs Brammer  
Cllr Mrs Clucas  
Cllr Mrs Connell  
Cllr F Cottee  
Cllr J Kelly  
Cllr M Manley

In attendance: Mrs Alison de Jager, Parish Clerk

*In the absence of the Chairman, Cllr Mrs Brammer, Vice-Chairman chaired the meeting.*

**1. Apologies for absence**

Cllr M Brown apologised for late arrival.

**2. Declarations of Interest**

None.

**3. Minutes**

The minutes of the meeting held on 02 April 2020 were AGREED and will be signed when the committee meets in person.

**4. Applications**

**SE/20/00943: Pettings Court, Hodsoil Street, TN15 7LH - reamscape, Oak Farm Lane, TN15 7JU** – Demolition of existing outbuildings and removal of existing swimming pool and the erection of a two storey side extension, single storey side extension, extension to basement, swimming pool and associated landscaping. Cllr F Cottee PROPOSED the following response: The house is on a very sensitive site in the Green Belt as it can be seen from a great distance along the North West-South East valley in which it lies. The Parish Council objects to the proposed application for several reasons:

- The application does not acknowledge an additional application for this site, SE/20/00337, which has now been granted. This provides for an outbuilding of 144m<sup>2</sup> to replace the stable block of 130m<sup>2</sup>. Therefore the combined area increase of both proposals is over 50%.
- The visual impact of the proposed works would be greater than implied by the area calculation, as the South and West elevations would be dominated by the terracing or the re-located pool. Therefore the bulk of the proposed works would have a major impact on the Green Belt.
- The combined effect of the approved and current applications would be to increase the total accommodation on this site to nine bedrooms. We regard this, along with the implied increase in vehicle access, to be an over-development of the site.
- Although not normally a planning consideration, local residents are concerned that the considerable amount of excavation required for the two applications will result in

unacceptable heavy traffic on the narrow country lane serving the property. This will be exacerbated by the fact that both site entrances are on sharp bends in this lane.

Should the application be granted, we request the removal of Permitted Development Rights, particularly as the existing garage will be demolished as part of approved application SE/20/00337.

We note that the Arboricultural Impact Assessment is of limited value as several mature trees were cut down before the start of the Assessment. We also note that a new Bat Survey is required in the summer to assess if a maternity roost is present and we support the recommendation for an Archaeological Survey. SECONDED: Cllr M Manley and UNANIMOUSLY AGREED.

5. **Other Matters for Discussion**

**SE/20/00132: Land To the West of Holywell Farm House, Greenfields, Hodsoll Street. –**

Demolition of existing agricultural buildings and construction of two new dwellings. Information Only – Revised plans provided with updated measurements. Comments submitted with the original application will be taken into consideration when the decision is made.

**Decision** – It was NOTED that the application has been granted with conditions.

No further update on the planning breach at Hartley Bottom Road.

The meeting closed at 10.23am.

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