

**ASH-CUM-RIDLEY PARISH COUNCIL  
PLANNING APPLICATIONS WORKING GROUP**

Notes of the meeting of the Planning Applications Working Group held by Teams on  
3<sup>rd</sup> January 2024 commencing at 7.45pm

Present: Shaun Fishenden (Chairman)  
Cllr J Clucas  
Cllr C Gorton  
Cllr A Jauch  
Cllr V Ngwenya  
Cllr C Clark  
Cllr F Cottee  
Cllr P Kirtley  
Cllr S Hobbs  
Cllr G Pender

In attendance: Alison de Jager, Parish Clerk  
Megan Johnson-Hodges, Assistant Clerk

**1. Apologies for absence**

Apologies were received from Cllr R Brammer, Cllr I MacLeod, Cllrs M Manley, Cllr M Aspinall and Cllr J Scott

**2. Declarations of Interest**

None

**3. Minutes**

The minutes of the meeting held on 29th November 2023 were AGREED and will be signed. PROPOSED: Cllr J Clucas SECONDED: Cllr F Cottee.

**4. Applications**

**23/03139: Oast House Nursery Ash Road Ash Sevenoaks Kent TN15 7HJ (amended application)** - Clearance of existing nursery facilities and erection of 16 homes with associated parking and landscaping (retention of existing Oast House). New site access and pedestrian crossing. An updated drainage strategy has been provided along with a revised set of drawings which seek to amend the proposed porch design. Cllr F Cottee PROPOSED that the Parish Council retains its objects to this application. SECONDED: Cllr P Kirtley and AGREED.

**5.Appeals.**

**23/00074/RFPLN - SE/23/01906 - Land South Of Pettings Court Hodsoll Street Hodsoll Street Sevenoaks Kent TN15 7LH** - Proposed equestrian stable block with hardstanding. Cllr F Cottee PROPOSED that the Parish Council retains its objection to this proposed development as inappropriate development in the Green Belt.

We particularly re-emphasize the quality of the Green Belt in this rural area and the requirements of Policy LT2 of the ADMP. This states that although there would be a presumption in favour of equestrian development, this is conditional on the proposed development being proportionate and that account should be taken of the cumulative effect of development on the site.

Arguments about the niceties of the area of the building are a distraction. The proposal is for a substantial U-shaped building and courtyard in the middle of an open field. The manufacturers' own literature describes the stables as suitable for five horses, with the capacity to house seven horses. We believe this to be disproportionate for private use. Further, there are existing modern stables installed between 2020 and 2021 which are adjacent to the paddocks on the property, are screened by trees and have vehicular access. There has been no planning application for the erection of these stables and yet the plaintiff's agents are arguing that these could be traded for the proposed new stables.

The Parish Council's previous response also lists the developments and granted applications since the property was purchased in 2020. The cumulative effect of these developments is a considerable increase in built footprint of what was a rural farmhouse. Further development can only inflict additional harm to the openness of the Green Belt. SECOUNDED: Cllr G Pender and AGREED.

**6. Decisions**

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

**7. For Information Only.**

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

**8. Other Matters for Discussion**

The meeting closed at 8.05pm

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