ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 7th May 2025 on Teams, commencing at 7.45pm

Present: Cllr C Clark (Chairman)
Cllr J Clucas
Cllr J Scott
Cllr C Gorton
Cllr G Pender
Cllr I Macleod
Cllr V Ngwenya

In attendance: Megan Johnson-Hodges – Assistant Clerk

1. Apologies for absence

Apologies were received from Cllrs A Jauch, S Fishenden, F Cottee, M Manley, P Kirtley, S Hobbs and R Brammer.

2. Declarations of Interest

None.

3. Notes

The notes of the meeting held on 2nd April 2025 were AGREED. PROPOSED: Cllr J Clucas SECONDED: Cllr C Gorton and AGREED.

4. Applications

25/01097: Waratah Hodsoll Street Hodsoll Street Kent TN15 7LA - Proposed extension to the front elevation and alteration to the internal floor layout, fenestration and rooflights Cllr J Scott PROPOSED the Parish Council does not object to this application as long as it does not conflict with local planning policy SECOUNDED Cllr G Pender and AGREED.

25/00886/CONVAR: Ashwood The Street Ash Kent TN15 7HB - Variation of condition 2 (Approved plans), 3 (Outbuilding Removal), 6 (Materials), 7 (Lighting), 8 (Hard and Soft Landscaping), Condition 10 (Construction Environmental Management Plan), Condition 11 (Biodiversity Enhancements), 14 (Bike Storage) and Condition 15 (EV Charging) of 24/03361/FUL to Erection of a single detached dwelling with associated parking. Extension to existing vehicular access. Landscaping. with amendment to internal layout and make changes to fenestration and detailing and provide documents to change conditions to compliance conditions. Cllr J Scott PROPOSED the Parish Council does not object to these variations as long as it does not conflict with local planning policy and that the existing garage comes down in due course as stipulated. SECOUNDED Cllr G Pender and AGREED.

25/01008: 8 The Row New Ash Green Kent DA3 8JB - 8 The Row New Ash Green Kent DA3 8JB. Cllr C Gorton PROPOSED the Parish Council does not object to this application as long as it does not conflict with local planning policy. However, the Council wishes to note a safety concern: the property's front door opens outward very close to a set of steps.

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.

25/00498: 2 The Link Ash Road Ash Kent DA3 8HG - Prior notification for a change of use from Class E (commercial, business and service) to Class C3 (dwellinghouses). This application is made under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015. We are not statutory consultees although Cllr J Clucas PROPOSED that the Parish Council highlight concerns regarding parking. With the increasing number of properties undergoing change of use to residential, and no frequent public transport, this is likely to have an adverse effect on parking for the Shopping Centre.

7. Other Matters for Discussion

The meeting closed at 8.21pm

Signed: ……..… Date: ……