

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

Minutes of the meeting of the Planning Committee held on
07 July 2022 at Ash Green Sports Centre commencing at 10.00am

Present: Cllr M Brown
Cllr Mrs Brammer
Cllr Mrs Clucas
Cllr Mrs Connell
Cllr F Cottee
Cllr S Glover
Cllr J Scott

In attendance: Mrs Alison de Jager – Parish Clerk

1. Apologies for absence

Apologies were received from Cllr M Manley, Cllr Mrs Howie and Cllr J Scott.

2. Declarations of Interest

Cllr Mrs Brammer and Cllr J Scott declared an interest in applications SE/22/01708, 01710 and 01711 as the resident is known to Cllr Mrs Brammer and are family members of Cllr J Scott.

3. Minutes

The minutes of the meeting held on 09 June 2022 were AGREED and signed as a true record.

4. Applications

SE/22/01584: 18 Ayelands, New Ash Green, DA3 8JN – Proposed two storey rear extension. Cllr Mrs Connell PROPOSED that the Parish Council objects to this application due to the overbearing bulk of the proposal. SECONDED: Cllr Mrs Brammer FOR: 6 AGAINST: 0 ABSTENTIONS: 1

SE/22/01708 and SE/22/01711 – Ash Manor, Church Road, Ash, TN15 7HD – Implementation of proposed radiators to improve central heating in listed building and proposed brick screen to cover proposed external boiler. Cllr Mrs Connell PROPOSED that the Parish Council does not object to this application as long as it does not conflict with listed building policy. SECONDED: Cllr Mrs Clucas FOR: 5 AGAINST: 0 ABSTENTIONS: 2.

SE/22/01710 – Ash Manor, Church Road, Ash, TN15 7HD – Proposed demolition of internal wall to create opening between two rooms. Cllr Mrs Connell PROPOSED that the Parish Council does not object to this application as long as it does not conflict with listed building policy. SECONDED: Cllr F Cottee and AGREED.

SE/22/01703: The Manor, North Ash Road, New Ash Green, DA3 8AJ – Amendment to 19/02005. Cllr Mrs Connell objects to the proposed flat roof. This

would be a material alteration to the original design of a listed building. Note that there are historic inscriptions on lead flashing on the roof.

The Parish Council does not object to the proposed internal changes to the ground floor and first floor.

SE/22/01576: 54 Bowes Wood, New Ash Green, DA3 8QL – First floor extension to front. Roof and fenestration alteration. Cllr F Cottee PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr Mrs Clucas and AGREED.

SE/22/01609: Heaver Trading Estate, Ash Road, TN15 7HJ – Outline application for residential development comprising demolition of existing buildings and erection of up to 74no dwellings and new access with some matters reserved. Cllr F Cottee PROPOSED that the Parish Council objects to this application for a number of reasons, most importantly the impact on the Green Belt, but also because of the impact on local services, local employment, local travel and its failure to meet local housing need.

The site lies outside any settlement boundary, between the villages of Ash and New Ash Green and is in the Green Belt. The applicants argue that the site is previously developed land, but in fact it lies outside the NPPF definition because of the complex planning history of the site, in which the majority of uses for the majority of the land were either temporary or unauthorised, both of which are excluded from the definition. The applicants argue that the proposed development would have less impact on the openness of the Green Belt than the existing low rise buildings. However, the intense development of 74 houses, including four-storey buildings, would have far greater impact on the openness of the Green Belt, one of whose functions is to provide a break between settlements.

The application fails to meet local housing need for several reasons. Firstly, the applicant has produced no evidence to support that need other than the absence of a Local Plan. In addition, the proposed provision of a percentage of Affordable Housing fails to meet the District Council's policy requiring a percentage of Social Rent or Affordable Rent properties. By contrast, the Parish Council's recently commissioned Housing Needs Survey has demonstrated the need for a smaller number of properties than this application, divided between Affordable Housing and smaller Market Housing for residents wishing to downsize and provided by a network of smaller developments within the settlement boundaries. It should also be noted that some of the downsize need has been met by the recent development at Manor Gardens within the New Ash Green boundary.

The size and location of this development would have a negative impact on local services including schools, the GP practice, Darent Valley hospital and public transport, all of which have been extensively documented as being hopelessly over-stretched. This application makes absolutely no provision for these services. Indeed, the claim that residents of the proposed development would walk, cycle or use public transport are made a nonsense of by the distance of the development from bus stops, secondary schools and New Ash Green Village

centre, a situation which will be made worse by the forthcoming round of rural public transport cuts proposed by KCC.

Lastly, government policy is for sustainable development. However, this application will entail the loss of local jobs and services and therefore force residents of Ash and New Ash Green to travel further for both, the very opposite of a sustainable community.

In summary, the proposed development is Inappropriate Development in the Green Belt and will have a negative effect on the two neighbouring villages without in any way meeting the real local housing needs demonstrated by the Parish Council's recent survey. Our preference for the site is that the current planning mess is rationalised and that the site is developed as a properly run local employment centre for small local businesses. **SECONDED: Cllr M Brown and UNANIMOUSLY AGREED.**

SE/22/01637: 2 New Street Farm Cottages, New Street Road, TN15 7JY – Demolition of existing garage and construction of a two storey side extension and porch. Cllr S Glover **PROPOSED** that the Parish Council does not object to this application as long as it does not conflict with local planning policy. **SECONDED: Cllr Mrs Brammer and AGREED.**

5. Other Matters for Discussion

- 5.1 Memorial Bench – Cllr Mrs Brammer **PROPOSED** that the application for the installation of a memorial bench on the green at Hodsoll Street, as per the submitted photograph, made from steel and wood, from the family of a longstanding, well respected resident, be granted, subject to confirmation of the site and no objections from residents. **SECONDED: Cllr F Cottee and AGREED.**
- 5.2 SE/22/02188: A complaint received from the applicant was discussed and will be responded to.

The meeting closed at 11.45am.

Signed: Date: