

**Planning decisions made under delegated authority
Section 101 of the Local Government Act 1972**

SE/21/01318: Hillview, Hartley Bottom Road, New Ash Green, DA3 8LJ – Demolition of existing barn and stables and change of use to a new art, craft and pottery studio. The Parish Council does not object to this application as long as it does not conflict with local planning policy.

SE/21/01376: Land North of Eldridge Farm, New Street Road, Hodsoil Street, TN15 7JY – Proposed hay barn. The Parish Council objects to this application.

- The application form indicates that there are no trees or hedges on the proposed development site. Photograph B contradicts this.
- The access to the site is poor and would not accommodate any modern machinery to make hay.
- The site would not generate sufficient hay to fill a barn of the proposed size, and therefore the validity of this being an agricultural building is questioned.

SE/21/01371: 10 Manor Forstal, New Ash Green, DA3 8JG – Demolition of exiting conservatory with single storey rear extension to living room and kitchen. The Parish Council does not object to this application as long as it does not conflict with local planning policy.

SE/21/01277: Land East of 147 Ayelands, New Ash Green, DA3 8JU – Conversion of landscaping into car parking spaces. The Parish Council does not object to this application as long as it does not conflict with local planning policy.

SE/21/01508: Bluebell Paddock, Gravesend Road, Wrotham, TN15 7JS – Demolition of existing caravan, portacabin and two sheds and erection of a one bedroom dwelling. The Parish Council strongly objects to this application. The proposed dwelling is within the Metropolitan Green Belt, where development is by definition harmful. This area is particularly important in maintaining the twin objectives of retaining the openness of the Green Belt and in preventing the merger of conurbations. It is key to preventing the further erosion of the Green Belt by uncontrolled ribbon development along the A227. No Very Special circumstances have been put forward that would outweigh the harm done to the Green Belt by allowing this development. The proposed house and garden would border an Area of Ancient Woodland. The proposed development would therefore further harm the character and appearance of the area.

We note that the Location Plan attached to the application shows Bluebell Paddock to include a parcel of land bordering Oak Farm Lane. This is not shown on any of the other plans and we believe it to be misleading and incorrect

SE/21/01667: 37 Millfield, New Ash Green, DA3 8JP – Erection of a two storey rear and side extension.

The Parish Council does not object to this application as long as it does not conflict with local planning policy. However, the fenestration of the windows on the north west elevation should be balanced and match existing rear windows on adjoining properties. There is an inconsistency between the location of the window and single storey roof on the proposed first floor plan and the proposed elevation plans.

SE/21/10368: 3 Park View, Hodsoll Street, TN15 7LN – Conversion of roof void to form living accommodation, removal of existing chimney. Front and rear dormer windows. The Parish Council has no objection in principle to this application provided it conforms with the relevant planning regulations.

We note that the applicant has changed the plans from a gabled to a hipped dormer on the front elevation in order to reduce the impact on the street scene overlooking the Hodsoll Street Conservation Area. However, the high ridge on what would be the only front dormer in the crescent is still unnecessarily prominent and we would prefer a lowered ridge for the dormer, or preferably roof lights as used in the adjacent property.

SE/21/01632: 36 Knights Croft, New Ash Green, DA3 8HT – First floor extension to rear and side.

The Parish Council does not object to this application as long as it does not conflict with local planning policy

SE/21/00875: Bonny Cottage, Wrotham Road, DA13 0RF – Proposed erection of a detached car barn and alterations to the dwelling. Amended.

The Parish Council objects to this application as inappropriate development in the Green Belt due to the size and bulk of the proposal. The excessive height of 4m for a garage would make this a prominent feature in the Green Belt. The requirement of skylights on a car barn is questioned. No very special circumstances have been claimed in order to mitigate this harm.

This is yet another example of creeping urbanisation with both the Cadre Idris and Bonny Acre Cottages sites being developed with additional dwellings in the Green Belt.

SE/21/01684: 2 Penenden, New Ash Green, DA3 8LR – Ground and first floor rear extension.

The Parish Council does not object to this application as long as it does not conflict with local planning policy