

ASH-CUM-RIDLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held on
07 November 2019 commencing at 9.45am

Present: Cllr M Brown
Cllr R Brammer
Cllr Mrs Connell
Cllr F Cottee
Cllr J Kelly
Cllr M Manley

In attendance: Mrs Alison de Jager, Parish Clerk

1. **Apologies for absence**

Apologies for absence were received from Cllr Mrs Clucas and Cllr N Lejot

2. **Declarations of Interest**

None.

3. **Minutes**

The minutes of the meeting held on 03 October 2019 were signed as a true record.

4. **Applications**

SE/19/02828: The Malt House, Malthouse Road, TN15 7PJ – Repair works following flood damage, to include renewal of the concrete floor at ground floor level, repairs to timber posts, renewal of the staircase, partition repairs, provision of flood barriers and the installation of underfloor heating and an air source heat pump. Cllr F Cottee PROPOSED that the Parish Council does not object to this application as long it meets current planning and Listed Building policies. SECONDED: Cllr Mrs Brammer and AGREED.

5. **Other Matters for Discussion**

5.1 Sevenoaks District Council Local Plan – it was NOTED that the Planning Inspectorate has cancelled the next round of Local Plan hearings. Sevenoaks District Council is the first Local Plan to be assessed under a new planning framework and they have been extremely thorough and are defending their Plan.

5.2 Land North of Orchard Cottage - Cllr F Cottee had PROPOSED that the following be submitted under 'Further Comments'. This was circulated and AGREED via email and sent to Sevenoaks District Council on 06 November 2019.

The original PC response was based on the proposal being for the personal use of the owner of Orchard Cottage, as indicated by the address on the Application Form and by para 1.1 of the Design and Access Statement. We have since learnt from neighbours' responses that this is not the case. In the light of this new knowledge the PC wishes to make this submission based on the true status of the application:

The Parish Council objects to this application because as a stand-alone parcel of land it is well below the DEFRA recommendation of 0.5-1.0 hectare per horse. The claimed 1.4 acres would also be considerably reduced by the proposed buildings and the necessary access and parking provision. There is no indication of how the necessary power, water and drainage would be provided.

In addition we support the objection of the neighbouring properties to the West of the development, in New Street Road, that the positioning of the stables, and particularly the

Open Manure Store, will create the maximum possibility of smells and loss of visual amenity in their proposed position.

The size of the building raises concerns about possible future conversion to housing.

The meeting closed at 10.22am.

Signed: Date: