ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on Tuesday 4th August 2026 via Teams, commencing at 7.30pm

Present: Cllr C Clark (Chairman)
Cllr J Clucas
Cllr V Ngwenya
Cllr J Scott
Cllr M Manley
Cllr P Kirtley

In attendance: Megan Hodges – Assistant Clerk

1. **Apologies for absence**
   Apologies were received from Cllrs S Fishenden, F Cottee, C Gorton and S Hobbs.

2. **Declarations of Interest**
   None.

3. **Notes**
   The notes of the meeting held on 7 July 2026 were AGREED. PROPOSED: Cllr J Clucas SECONDED: Cllr P Kirtley and AGREED.

4. **Applications**

   26/01075: Kiltanon Chapel Wood Road Ash Kent TN15 7HX - Demolition of existing dwelling and construction of 9 new dwellings including the provision of a new access, parking, landscaping and drainage. Cllr J Scott PROPOSED the parish council objects to this application for the following reasons:

   The development would be inappropriate development in the Green Belt. The site is not developable "grey belt" and fails the test of paragraph 155 of the NPPF

   It is not in a sustainable location. Ash scores only 14 in the hierarchy score for the Reg 18 local plan consultation. It has no bus service, school, doctors surgery or shops. The public house is currently closed and the village hall has limited use. The 2022 Housing Needs Survey for Ash-Cum-Ridley identified the need for 39 affordable homes for 17 single people, 6 couples, 15 families and 1 other in the next 5 years and 19 homes for owner occupiers. This need has been met by the 49 one and two bedroomed apartments and 4 three bedroomed houses at Manor Gardens. Additionally the Oast House Nursery site 400 metres from the proposed site has 18 new larger homes. This proposed development of 9 larger homes will not be affordable housing and would not meet any further local need.

   Given the state of the local roads and access it is astonishing that any additional development is being considered in this area. The access to the northbound A20 from this site is along Billet Hill which was a cart track in the 18th century and remains exactly the same width today. It is single track and very narrow. The access to the southbound A20 and M26 is via South Ash Road which again in many places is single track. Northbound through Hartley and Longfield is the access to the M25 and local schools. These roads are

very congested already. Billet Hill and South Ash Road in particular already carry thousands of vehicles a day on roads that are woefully inadequate for the many thousands of residents of New Ash Green, Ash, West Yoke, Hartley and Longfield that are forced to use them. Already the congestion, road rage and subsequent accidents are extremely concerning. That is without mentioning the danger to horse riders, cyclists and pedestrians. Recently 45 new homes (including this development) have been either built or given permission on the short stretch of Ash Road from Hever Trading Estate to Kiltanon (about 400 metres in length). Conservatively that is another 270 car movements a day. If the Reg 19 developments west and south of New Ash Green go ahead they will add another 5,000 car movements a day. Ash and New Ash Green, Longfield and Hartley are likely to be one long traffic jam at that point. No more development should take place in Ash and New Ash Green until Kent Highways have developed a plan to deal with all this new traffic. It should be noted that the local bus timetables are already very inadequate and indeed largely a fantasy. There is no direct service from the proposed site to Longfield station.

Additionally many of the houses on the proposed site are three storey and appear to be over 8.5 metres in height to the gable end. This is much higher than other 2 storey or bungalow houses in the local street scene and will be very oppressive. There are only 2 parking spaces allocated per house with 2 Visitor spaces for the entire site. Given the size of the houses and likely number of residents there will certainly not be enough parking onsite, The developer should revisit the number of car parking spaces and provide a new plan. Parking on Chapel Wood Road would be dangerous as it is on a blind bend with a 40mph speed limit.

The proposed access to the site is on a blind bend on Chapel Wood Road which is used and was designed as the bypass for New Ash Green. Cars go from a 30mph limit as they drive north on the Ash Road to a 40mph limit on Chapel Wood Road where the proposed site access is. This is exactly the point where cars accelerate into the blind bend. It's a very dangerous, unsighted access point which is likely to lead to serious accidents if left in place.

The bat survey states that the site is home to pipistrelles and other bat species. It states that bat boxes should be placed in the houses and the trees on the western edge of the site left unmolested. On the detailed house plans the bat boxes are not shown and the trees on the western edge of the site appear to have been felled and cleared.

South East Water is struggling to maintain adequate drinking water provision in its operating area. We are subject to our fourth temporary hose pipe ban in 4 years. Any additional housing will ensure that our ground water aquifer is not replenished. The stressed. SECONDED: Cllr P Kirtley and AGREED.

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

6. **Other Matters for Discussion**

The meeting closed at 20.09pm