ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 7th April 2026 via Teams, commencing at 7.45pm

Present: Cllr C Clark (Chairman)
Cllr J Clucas
Cllr S Fishenden
Cllr S Hobbs
Cllr J Scott
Cllr F Cottee

In attendance: Megan Hodges – Assistant Clerk

1. **Apologies for absence**
Apologies were received from Cllrs M Manley, P Kirtley, V Ngwenya, R Brammer, C Gorton, M Aspinall and A Jauch.

2. **Declarations of Interest**
None.

3. **Notes**
The notes of the meeting held on 3rd March 2026 were AGREED.

4. **Applications**

25/03080/Amended: West Yoke Depot Michaels Lane New Ash Green Kent TN15 7EP - Erection of single storey rear extension, retention of container & use of former stables building, container and Unit 10 for general industrial (Use Class B2), plus formation of hard surfacing to create incidental car park in connection with occupation of Unit 11. Cllr J Scott PROPOSED the Parish Council's original objection still stands with the addition that the Parish Council objects to the request for a change from B1 to B2 as is inappropriate and retrospective. *The Parish Council objection to this application as it is inappropriate development in the greenbelt as the extension to the unit doubles the size of the existing building. The council wishes to note that works have already been started being the extensive area of hard standing, making this a retrospective planning application. We also question whether the existing hard standing used for the car parking area is permeable. If granted the Parish Council requests that that all necessary remedial or compliance works are completed on the site***.** SECONDED: Cllr F Cottee and AGREED.

25/02887: Holywell Farm House Greenfields Hodsoll Street Kent TN15 7LE - Demolition of existing garage and erection of new garage. Cllr F Cottee PROPOSED the Parish Council objects to this application. The Parish Council has no objection in principle to the demolition of the existing garage and its replacement with a larger garage. However, we object to this application in its present form for several reasons.

The SPD on residential outbuildings in the Green Belt requires *inter alia* that the building should be no greater than 40m^2 in area and if sited close to a boundary should be no

greater than 2.5m in height. The proposed garage exceeds both these requirements and therefore justifies the neighbour objection on the Planning Portal.

We also have difficulty understanding the function of this proposed building as a three-car garage, leaving aside the fact that we have never come across a garage with patio doors, gable end windows and multiple roof lights. For example, in order to accommodate three cars, those in the South section of the building will need to be "queued". Furthermore, entrance to this section of the garage requires an impossible right-hand turn from the fence gate and into the garage.

Lastly, we are not convinced of the need for such a large garage in addition to the garage space that already exists on the access road to the main house. The proposed garage may not lie within the Hodsoll Street Conservation Area, but it borders it and is within the Green Belt and therefore a policy of constraint is required. We therefore request that the application is refused in its present form. SECONDED: Cllr S Fishenden and AGREED.

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

7. **Other Matters for Discussion**

The meeting closed at 8.16pm