ASH CUM RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP
The Parish Office, Ash Green Sports Centre, Ash Road, New Ash Green, Kent, DA3 8JZ
Telephone: 01474 702760 e-mail: enquiries@ashcumridley-pc.gov.uk

24 September 2026

Dear Councillor

You are invited to attend a Planning Applications Working Group meeting on **Thursday 01 October 2026** via Teams

Meeting ID: 364 167 116 180

Passcode: XRfX47

Yours sincerely

M Johnson-Hodges

Megan Johnson-Hodges
Assistant Clerk

A G E N D A

1. **Apologies for absence**.

2. **Declarations of interest**.

3. To approve the notes of the Planning Applications Working Group meeting held on Tuesday 1st September 2026.

4. **Applications**.
   26/01916/FUL: Land North East Of Court View Idleigh Court Road Meopham Kent - Conversion of existing stable building into a residential dwelling (selfbuild) together with minor alterations to the existing building plus the provision of associated car parking (with electric charging point) cycle provision and bin collection point.
   Cllr J Scott

5. **Decisions.**
   26/01399: Holywell Park Greenfields Hodsoll Street Kent TN15 7LE - Refurbishment, retention and repair of the existing panelling; Removal of the raised floor area within the dining room; Removal of the existing fireplace, which will be reused following the lowering of the raised floor area; Replacement of the modern carpet with LVT tiles over an existing modern floor structure
   Granted
   26/01355: The Oaks Billet Hill Ash Kent TN15 7HG - Erection of dwellings with a minimum of 1 or maximum of 1 net dwellings and associated ancillary works.
   Refused
   The proposed development, through careful design at the technical details stage would have the potential to appropriately conserve and enhance the character and appearance of the area, the amenity for neighbouring residents and opportunities for biodiversity and landscaping which would be afforded moderate weight. As the Council cannot demonstrate the necessary housing supply at this time, and has failed to deliver housing in appropriate quantities over a number of years, the tilted balance of NPPF paragraph 11d) is engaged

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and the tilted balance applies. The proposed scheme would provide one dwelling which would be a limited contribution to the housing land supply however, should still be afforded significant weight. The creation of housing would provide economic benefits such as, construction jobs and expenditure in the local area through local amenities, council tax and CIL for example. These economic benefits would only be provided should the dwelling be built. The economic benefits here are given limited weight. However, in terms of the location, the proposals are considered to be unacceptable as the development does not comply with paragraphs 154 or 155 of the NPPF. Thus, the proposals would represent inappropriate development which would be harmful to the openness of the Green Belt. Government guidance explains that substantial weight must be given to any harm to the Green Belt. Despite the benefits advanced above, these do not clearly outweigh the harm to the Green Belt, which thus provides a strong reason for refusing the development proposed.

26/01888: 45 Ayelands New Ash Green Kent DA3 8JN - First floor extension to rear of property

Granted

26/02182: Site Of The Green Man Greenfields Hodsoll Street Kent TN15 7LE - Conifer trees x 2 - remove Ash tree – remove

Granted

6. For information only.

   26/02260: 65 Redhill Wood New Ash Green Kent DA3 8QP - Ash tree – remove.

   26/02278: 17 Bowes Wood New Ash Green Kent DA3 8QJ - T1 Silver Birch - Reduce Branches overhanging neighbour's property back to boundary line. Reduce tree from 15m to 12m, 10m to 8m in spread and re balance the crown.

   26/02293: 86 Redhill Wood New Ash Green Kent DA3 8QP - Various works to trees.

7. Other matters for discussion.

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