ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 05 August 2025 via Teams, commencing at 7.45pm

Present: Cllr C Clark (Chairman)
Cllr J Clucas
Cllr C Gorton
Cllr S Hobbs
Cllr P Kirtley
Cllr V Ngwenya
Cllr G Pender
Cllr M Manley
Cllr J Scott

In attendance: Megan Hodges – Assistant Clerk

1. Apologies for absence

Apologies were received from Cllrs S Fishenden, F Cottee, M Aspinall and I Macleod.

2. Declarations of Interest

None.

3. Notes

The notes of the meeting held on 2 July 2025 were AGREED. PROPOSED: Cllr J Clucas SECONDED: Cllr C Clark and AGREED.

4. Applications

25/01909: Roundwood Billet Hill Ash Kent TN15 7HE - Erection of dwellings with a minimum of 1 and a maximum of 1 net dwellings. Cllr J Clucas PROPOSED the Parish Council objects to this application on the grounds that this site is not grey belt but green belt. We therefore object to the development being within the greenbelt. If the application is to be granted then we would request the removal of any further permitted development rights. SECONDED: Cllr M Manley and AGREED. FOR: 8 AGAINST: 0 ABSTENTIONS: 1

25/01870: Ridley Court Oast Rectory Road Ash Kent TN15 7EX - Demolition of existing garage and erection of two-storey outbuilding with dormer windows, home office, parking and storage space. Associated hard and soft landscaping. Cllr M Manley PROPOSED the Parish Council objects to this application due to the size of the proposed development and the impact it would have on the views from and towards a designated heritage asset — the church, which features early medieval architecture. The church is a recognised heritage asset, and the development would significantly alter its setting. In line with the National Planning Policy Framework (NPPF), development should not harm the significance of heritage assets, including their setting and curtilage. This application would obscure important views and negatively affect the character of the heritage site.

For these reasons, the Parish Council objects to the application. SECONDED: Cllr J Scott and AGREED.

25/01810: Kiltanon Chapel Wood Road Ash Kent TN15 7HX - Add pitched roofs to existing flat roofed extensions. Demolition of chimney. Garage conversion and front porch addition. Replace timber cladding with brickwork. Alterations to fenestration. Cllr G Pender PROPOSED the Parish Council does not object to the application but would request the removal of any further permitted development rights. SECONDED: Cllr C Gorton 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

A local resident has offered her assistance in drafting a letter to the National Planning Casework Unit in regards to the New Ash Green Solar application.

The meeting closed at 8.24pm