ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 29th January 2025 on Teams, commencing at 7.45pm

Present: Cllr S Fishenden (Chairman)
Cllr J Clucas
Cllr F Cottee
Cllr P Kirtley
Cllr I MacLeod
Cllr C Gorton
Cllr J Scott
Cllr M Manley
Cllr R Brammer

In attendance: Megan Johnson-Hodges – Assistant Clerk

1. Apologies for absence

Apologies were received from Cllrs A Jauch and C Clark.

2. Declarations of Interest

None.

3. Minutes

The minutes of the meeting held on 04 December 2024 were AGREED.
PROPOSED: Cllr F Cottee SECONDED: Cllr J Clucas and AGREED.

4. Applications

24/03384: Greengates Rosemary Lane Hodsoll Street Kent TN15 7JX - Demolition of existing dwelling, garage, and outbuildings, and the erection of new detached dwelling with integrated garage. Cllr F Cottee PROPOSED that the Parish Council objects to this application on the bases of inappropriate development on the greenbelt. Although this revised application is an improvement on that objected at appeal in 2024 the building is still a great increase on the area of the original (65%) it is also very visible both from the road and from the adjacent public footpath, which is closer to the development than shown on the application plans. It also fails to comply with policy GB4 of the Sevenoaks ADMP as it is not built on the original curtilage of the existing building. SECONDED: Cllr R Brammer and AGREED.

24/03259: The Cottage Holywell Park Farm Rosemary Lane Hodsoll Street Kent TN15 7JX - The demolition of the existing structures, and the erection of 4no. dwellings with associated landscaping, parking and access. Cllr F Cottee PROPOSED that the Parish Council opposes this application as inappropriate development in the Green Belt. There are several grounds for this objection:

The site in question is a long standing and popular equestrian business. Local knowledge, including that of the previous owner, is that the business has been viable in the past but is being run down since its change of ownership. There is also a long standing (over 30 years) car repair business in one of the buildings proposed for replacement. SDC's Core Strategy Policy SP8 states that "Sites used for business will be retained as such." and the NPPF Para 8 d) refers to retention of sports venues in the Green Belt.

The application refers to local housing need. However, the recent Written Ministerial Statement on changes to the NPPF states that new home supply should be "proportionate to the size of the community" and proposes an uplift to 0.8% of the existing housing stock. In the case of Hodsoll Street this would equate to about one house pa. In addition, the proposed development is ambiguous about what the four new houses would be for, on the one hand stating that it would be market housing and on the other hand suggesting that they would be holiday lets associated with the equestrian business.

The scale of the development is unsuited to its location. The approved barn conversion referred to is for a change of use of a "redundant agricultural building" and involves no increase in size of the barn in question. By contrast the proposed development of plots 1 and 2 involves replacing buildings of 5m and 4.5m ridge height by buildings of 6.6m ridge height and plots 3 and 4 involve an increase from 4.2 to 7.7m. It should be noted that these buildings are immediately adjacent to to the Hodsoll Street Conservation Area and are close to public footpath SD245.

Lastly, the access road is a rutted single lane track which would be totally unsuitable for the resulting increased traffic. Existing users of the equestrian business already complain of having to back up for much of the length of the track when a vehicle is coming in the opposite direction. Any proposal to widen the track to two lanes would result in huge disruption and a complete change in the nature of this area.

In summary, the proposed development would result in the loss of two units of affordable housing and a thriving car-repair business with a gain of four housing units of uncertain use. It would at the same time prejudice the successful running to the existing equestrian business as well as leading to a loss of visual amenity in this Green Belt location. We therefore respectfully request that the application is refused. SECONDED: Cllr S Fishenden and AGREED.

24/03361: Ashwood The Street Ash Kent TN15 7HB - Erection of a single detached dwelling with associated parking. Extension to existing vehicular access. Landscaping. Cllr S Fishenden PROPOSED that the Parish Council does not object to this application with the following conditions: The existing hedgerow should be replanted 6 feet back from the road to improve safety for both

entrance and exit and the proposed name "Ashwood" is very similar to an existing property named "Atwood" located nearby. To prevent potential confusion the council recommends considering an alternative name for the new property. SECONDED: Cllr M Manley and AGREED.

5. Decisions

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

6. Other Matters for Discussion

The Extraordinary Full Council Meeting for the Solar Farm application will be held on the 12th February at 7.45pm in the New ash Green Village Hall.

The meeting closed at 8.48pm

Signed: ……..… Date: ……