

**ASH-CUM-RIDLEY PARISH COUNCIL  
PLANNING COMMITTEE**

Minutes of the meeting of the Planning Committee held on  
03 September 2020 commencing at 9.45am

***Due to the COVID-19 social distancing restrictions, the meeting of the Planning Committee was held virtually via Zoom, in accordance with the Coronavirus Act 2020, clause 78(2).***

Present: Cllr M Brown  
Cllr Mrs Brammer  
Cllr Mrs Clucas  
Cllr Mrs Connell  
Cllr F Cottee  
Cllr J Kelly  
Cllr M Manley

In attendance: Mrs Alison de Jager, Parish Clerk

**1. Apologies for absence**

**2. Declarations of Interest**

None.

**3. Minutes**

The minutes of the meeting held on 06 August 2020 were AGREED and will be signed when the committee meets in person.

**4. Applications**

**SE/20/002269: Woodside, Rectory Road, Ash, TN15 7EX – Erection of stable building.**

Cllr F Cottee PROPOSED that in principle the Parish Council has no objection to the siting of a stable building to serve this property. However, we have a number of concerns about the application in its present form. Firstly, the stable provision for six horses seems excessive for a single property and has the potential to be turned into an equestrian business. Secondly, the application lacks detail. For example no provision for waste disposal and drainage is shown, nor what services will be provided. Lastly, no access to the stable is indicated even though stabling six horses would generate considerable traffic. On this last point we note with concern that the owner has created a road from the proposed site onto Rectory Road which has destroyed the intervening Ancient Woodland. Should approval be granted, then an incorporeal hereditament condition be included on the decision notice to ensure that the annexe remains ancillary to the dwelling. SECONDED: Cllr M Brown and UNANIMOUSLY AGREED

**SE/20/02299: Former Fawkham Manor Hospital, Manor Lane, Fawkham. DA3 8ND – Partial redevelopment and conversion of the former hospital for residential (C3) use, including 12no. self contained houses and 20no. apartments. Including demolition of modern hospital wings and outbuildings, associated landscaping and erection of ancillary outbuildings.** Cllr J Kelly PROPOSED that the Parish Council does not object in principle to the conversion of the original Manor House for residential use, to retain this heritage asset. The remainder of the proposal will result in overdevelopment of this site and an inappropriate development in the green belt. The need for additional large 4 bedroom houses in the area is not supported by a survey carried out for the Neighbourhood Plan. Although there may not be an increase in overall traffic, this development will result in significant traffic being generated at peak travel times onto narrow country lanes with few

passing places and exiting at the junction of Valley Road onto a blind bend. SECONDED: Cllr Mrs Brammer and AGREED.

5. **Other Matters for Discussion**

**SE/20/02126/LDCPR: Pettings Court, Hodsoll Street, TN15 7LH** – Lawful development certificate for the proposed siting of a mobile home for ancillary family accommodation of existing annex to a single dwelling house including garden amenity space. Cllr F Cottee PROPOSED that the Parish Council has no objection to this application but would request the withdrawal of permitted development rights and the preservation of the woodland. SECONDED: Cllr Mrs Connell and AGREED.

The meeting closed at 10.25am.

Signed: ..... Date: .....