ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on Tuesday 01 September 2026 via Teams, commencing at 7.30pm

Present: Cllr C Clark (Chairman)
Cllr J Clucas
Cllr C Gorton (left at 7.45pm)
Cllr S Hobbs
Cllr P Kirtley
Cllr V Ngwenya

In attendance: Alison de Jager – Parish Clerk

1. **Apologies for absence**
   Apologies were received from Cllrs S Fishenden, F Cottee, and M Manley.

2. **Declarations of Interest**
   None.

3. **Notes**
   The notes of the meeting held on 25 August 2026 were AGREED.
   PROPOSED: Cllr C Clark SECONDED: Cllr C Gorton and AGREED.

4. **Applications**

26/01607 and 26/01688: Ridley Court Oast, Rectory Road, TN15 7EX –

1. Demolition of existing garage. Erection of two-storey oak-framed garage with dormer windows.
2. Erection of oak framed porch and oak framed extension following removal of existing porch and conservatory.

Cllr C Clark PROPOSED that the Parish Council has no objection to the new porches and extension on the Oast House. However, the proposed garage is within 5m of the house and therefore should be regarded as an extension when calculating the habitable area (Policy GB3 of the Sevenoaks Supplementary Planning Document). We note with concern the large increase in area and particularly question the need for 6-7 bedrooms on the site. We also note that the application is made by a company specializing in oak-framed buildings and not a private individual.

We understand that work is already well under way on the buildings and that there has been intensive thinning of the hedging shielding the site from the Grade II listed farm buildings. We request that the hedging is restored to a state that adequately serves its purpose as a barrier between the two sites.

It is also noted that, although Ridley Court Oast House itself is not listed, it lies in close proximity to three listed buildings, including the Grade II* Church of St Peter and the Grade II listed Granary, therefore particular regard

should be given to the impact of the proposed development on these heritage assets.

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

6. **Other Matters for Discussion**

The meeting closed at 19:53