ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 2nd April 2025 on Teams, commencing at 7.45pm

Present: Cllr C Clark (Chairman)
Cllr S Fishenden
Cllr J Clucas
Cllr F Cottee
Cllr M Manley
Cllr P Kirtley
Cllr J Scott
Cllr S Hobbs
Cllr C Gorton

In attendance: Megan Johnson-Hodges – Assistant Clerk

1. Apologies for absence

Apologies were received from Cllrs A Jauch and M Aspinall.

2. Declarations of Interest

None.

3. Notes

The notes of the meeting held on 5th March 2025 were AGREED. PROPOSED: Cllr P Kirtley SECONDED: Cllr J Clucas and AGREED.

4. Applications

25/00694: Merry Lees Billet Hill Ash Kent TN15 7HG - Removal of condition 1 (Occupation of the additional mobile home (in addition to that approved under planning reference 23/01755/FUL) shall be carried on only by Ms Kathleen Maloney and her husband or partner. When the land ceases to be occupied by Mr Martin Maloney and Mrs Mary-Ann Maloney, and their resident dependents, the additional mobile home shall be removed from the site) of 24/00651/FUL to Siting of an additional mobile home on existing Gypsy/Traveller site. Cllr J Scott PROPOSED The Parish Council object to this application for the following reasons: There are currently no static mobile homes on the site. There is one caravan with no utilities connected. The post that has been delivered onsite has not been collected for at least a month. It appears that no one has been living there recently. We should not be granting any new permissions before evidence that the existing permissions will be used. The application references Sevenoaks Traveller Policy September 2022. It states that there is a cultural need for an "additional 43 Gypsy and Traveller pitches". If they are in such demand why are the Maloney family not occupying this site. The application references the

National Planning Policy Framework (NPPF) of December 2024 and aims to redesignate this site as "grey belt". There is nothing in the NPPF which justifies this redesignation. The NPPF makes clear that Traveller sites are only permitted within the Green belt "under very special circumstances". The site is clearly within the Green Belt and there are "no very special circumstances" evidenced in these applications. The Government issued" Designing Gypsy and Traveller Sites- Good Practice Guide" states that "as a general guide, it is possible to specify that an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, (or two trailers, drying space for clothes, a lockable shed (for bicycles, wheelchair storage etc), parking space for two vehicles and a small garden area". This demands a large site- at the minimum 25 metres in width and 50 metres depth. The Merry Lees site is 15 metres in width at its widest point and 35 metres in depth. The rear of the site- to about 10-15 metres depth is steep and overgrown. According to the government guidelines this site is too small to be used as a Gypsy and Traveller site. SECOUNDED Cllr F Cottee and AGREED.

25/00692: Merry Lees Billet Hill Ash Kent TN15 7HG - Removal of condition 1 (The occupation of the site hereby permitted shall be carried out only by Mr Martin Maloney and Mrs Mary-Anne Maloney, and their resident dependents) of 23/01755/FUL to Change of use of land to use as residential Gypsy/Traveller site comprising 1 Pitch (1 Mobile Home, 1 Touring Caravan) with a fence and gate and proposed hardstanding. Cllr J Scott PROPOSED that the Parish Council object to this application for the following reasons: There are currently no static mobile homes on the site. There is one caravan with no utilities connected. The post that has been delivered onsite has not been collected for at least a month. It appears that no one has been living there recently. We should not be granting any new permissions before evidence that the existing permissions will be used. The application references Sevenoaks Traveller Policy September 2022. It states that there is a cultural need for an "additional 43 Gypsy and Traveller pitches". If they are in such demand why are the Maloney family not occupying this site. The application references the National Planning Policy Framework (NPPF) of December 2024 and aims to redesignate this site as "grey belt". There is nothing in the NPPF which justifies this redesignation. The NPPF makes clear that Traveller sites are only permitted within the Green belt "under very special circumstances". The site is clearly within the Green Belt and there are "no very special circumstances" evidenced in these applications. The Government issued" Designing Gypsy and Traveller Sites- Good Practice Guide" states that "as a general guide, it is possible to specify that an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, (or two trailers, drying space for clothes, a lockable shed (for bicycles,

wheelchair storage etc), parking space for two vehicles and a small garden area". This demands a large site- at the minimum 25 metres in width and 50 metres depth. The Merry Lees site is 15 metres in width at its widest point and 35 metres in depth. The rear of the site- to about 10-15 metres depth is steep and overgrown. According to the government guidelines this site is too small to be used as a Gypsy and Traveller site. SECOUNDED Cllr M Manley 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

The meeting closed at 8.11pm

Signed: ……..… Date: ……