ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 3rd June 2026 via Teams, commencing at 7.30pm

Present: Cllr C Clark (Chairman)
Cllr J Clucas
Cllr M Manley
Cllr S Hobbs
Cllr J Scott
Cllr C Gorton
Cllr F Cottee
Cllr V Ngwenya
Cllr P Kirtley (arrived 7.35pm)

In attendance: Megan Hodges – Assistant Clerk

1. **Apologies for absence**
   Apologies were received from Cllrs S Fishenden, and R Brammer.

2. **Declarations of Interest**
   None.

3. **Notes**
   The notes of the meeting held on 30th April 2026 and the 5th May 2026 were AGREED. PROPOSED: Cllr J Clucas SECONDED: Cllr M Manley and AGREED.

4. **Applications**

   26/00972: Cader Idris Poultry Farm Gravesend Road Wrotham Sevenoaks Kent TN15 7JS - Part demolition and conversion of existing chicken shed to create two residential dwellings, creation of residential curtilage including associated hard and soft landscaping, change of use of agricultural land to enlarge approved residential curtilages. Alteration to neighbouring driveway. Cllr F Cottee PROPOSED the Parish Council does not object to this application as the previous application for the demolition and conversion of the building in question to a single dwelling (SD/25/03247) held no objection. We therefore have no objection to the conversion of the building to two dwellings rather than one provided that it is not significantly larger. However, the site is in the Green Belt and adjacent to Ancient Woodland and our neighbouring Borough Council has knowledge of TPOs nearby. We therefore request that extra precautions are taken during the building works to protect these assets. We also support the change of use of agricultural land to allow the landscaping of the site. As a result of these changes we request that Permitted Development Rights are removed from the houses in order to prevent further urbanisation of this area, which has already suffered from development due to conversion of “Granny Annexes” into separate dwellings. As the site now has nine houses rather than the originally approved eight we feel that the provision of visitor parking is inadequate. In addition we cannot see features which are normally required of new housing, such as car charging points and cycle racks. SECONDED: Cllr C Clark and AGREED.

26/00973: 49 Spring Cross New Ash Green Kent DA3 8QQ - Part single, part double-storey rear extension. Associated internal and roof alterations. Alterations to fenestration. Cllr M Manley PROPOSED the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr C Clark 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**
   Cllr C Clark thanked Cllr J Scott for speaking at the Sevenoaks DMC meeting regarding the solar farm application **24/03422/FUL**.

The meeting closed at 8.10pm