ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

Notes of the meeting of the Planning Applications Working Group held on 3rd March 2026 via Teams, commencing at 7.45pm

Present: Cllr C Clark (Chairman)
Cllr J Clucas
Cllr P Kirtley
Cllr V Ngwenya
Cllr S Fishenden
Cllr S Hobbs
Cllr J Scott
Cllr R Brammer
Cllr F Cottee
Cllr C Gorton

In attendance: Megan Hodges – Assistant Clerk

1. **Apologies for absence**
Apologies were received from Cllrs M Manley and A Jauch.

2. **Declarations of Interest**
None.

3. **Notes**
The notes of the meeting held on 3rd February 2026 were AGREED. PROPOSED: Cllr C Clark SECONDED: Cllr S Fishenden and AGREED.

4. **Applications**

26/00071: Rose House Gravesend Road Wrotham Sevenoaks Kent TN15 7JL - Demolition of front conservatory, replacement porch and erection of a two storey side extension, alterations to fenestration. Cllr F Cottee PROPOSED the Parish Council does not object to this application as long as it does not conflict with local planning policy. However, we would like to note concerns regarding the style of the proposed front elevation, particularly the extent of fenestration. The Parish Council would prefer to see a simplified design, with a single window to the front elevation. SECONDED: Cllr C Clark and AGREED.

26/00190: 64 Colt Stead New Ash Green Kent DA3 8LN - Two storey rear extension. DEFERRED to the next Full Parish Council meeting on 19 March

26/00367/PIP: Church End Ash Road Ash Kent TN15 7HJ - Permission in Principle Application for a Residential Development with a minimum of 1 or a maximum of 9 dwellings. Cllr J Scott PROPOSED the Parish Council objects to this application. This is an unsustainable development, as the site is over 300 metres from New Ash Green and over 400 metres from a bus stop and shops. It is outside the built confines of the settlements of New Ash Green and Ash. The application should be considered alongside 26/00366, which similarly is an application in principle for up to nine houses. The 26/00366 site is directly north of and abuts the site, sharing a boundary. This results in 18 houses next to one

another on a constrained area, meaning the sites together constitute a major development. If planning consent is sought, it should therefore be considered under Regulation 18 for consultation within the Emerging Local Plan. The Planning Statement asserts that the site fulfils criteria in NPPF paragraph 154, exempting it from the rules governing development in the Green Belt. It provides no evidence for this, and the Parish Council considers this to be inappropriate development in the Green Belt. The statement also asserts that the land is "grey belt"; however, it is not previously developed land and does not qualify as "grey belt." It is Green Belt land that strongly contributes to the purposes stated in paragraph 143 of the NPPF. We further note that Scotia Gas Network, the gas company servicing the pipeline to the south of the site, have stated in their consultation response: "SGN formally object to this application until a detailed consultation has taken place." The Parish Council awaits the results of that consultation. SECONDED: Cllr F Cottee and AGREED.

26/00366/PIP: High Leigh Ash Road Ash Kent TN15 7HJ - Permission in Principle Application for a Residential Development with a minimum 1 or maximum of 9 dwellings. Cllr J Scott PROPOSED The Parish Council objects to this application. This is an unsustainable development, as the site is over 300 metres from New Ash Green and over 400 metres from a bus stop and shops. It is outside the built confines of the settlements of New Ash Green and Ash. The application should also be considered alongside 26/00366, which abuts the site and shares a boundary, and which similarly seeks permission in principle for up to nine houses. This results in 18 houses next to one another on a constrained area, meaning the sites together constitute a major development. If planning consent is sought, it should therefore be considered under Regulation 18 for consultation within the Emerging Local Plan. The Planning Statement asserts that the site fulfils criteria in NPPF paragraph 154, exempting it from the rules governing development in the Green Belt. It provides no evidence for this, and the Parish Council considers this to be inappropriate development in the Green Belt. The statement also asserts that the land is "grey belt"; however, it is not previously developed land and does not qualify as "grey belt." It is Green Belt land that strongly contributes to the purposes stated in paragraph 143 of the NPPF. We further note that Scotia Gas Network, the gas company servicing the pipeline to the south of the site, have stated in their consultation response: "SGN formally object to this application until a detailed consultation has taken place." The Parish Council awaits the results of that consultation. SECONDED: Cllr F Cottee 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