

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

Minutes of the meeting of the Planning Committee held on
03 January 2019 commencing at 9.30am

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 A de Jager, Parish Clerk

1. Apologies for absence

None received.

2. Declarations of Interest

Cllrs M Brown, Mrs Brammer and M Manley declared an interest in item SE/18/03784 as residents of Capelands and Cllr S Glover as a neighbour.

3. Applications

SE/18/03749: 52 Redhill Wood, New Ash Green, DA3 8QP – Erection of a double side extension to the east elevation and the addition of a single storey rear extension to the north elevation. Cllr Mrs Clucas PROPOSED that whilst the removal of the balcony is welcomed, we note that having 2 storeys instead of 3 actually only gives a reduction in height of about 1 metre and the wall is still about 8 metres high. In addition, the roof of the rear extension is about 0.75m higher. The result being that there is still a large "cliff" facing the road and neighbouring properties. The south east corner is very prominent and is only about 0.5m from the path and the building side itself about 1.5m. It would not appear possible to provide enough landscaping to give an adequate screen. The extension is on the same footprint as before and by its size and proximity to the road is still out of keeping with the rest of this spaciouly laid out neighbourhood. Overall it is still detrimental to and over dominate in the street scene.

We feel that the Inspectors comments have not been adequately addressed and we stand by our former comments regarding street scene, cliff face, proximity to the road etc and hereby object to the application. **SECONDED:** Cllr Mrs Brammer and **UNANIMOUSLY AGREED.**

4. Minutes of the previous meeting

The minutes of the meeting held on 01 November 2018 were signed as a true record.

5. Sevenoaks District Council Draft Local Plan

Cllr M Brown PROPOSED that the Parish Council submits the following response to the consultation on the MX61 Land South of Redhill Wood, New Ash Green that is running at the same time as the Section 19 consultation for the Draft Local Plan: Green Belt where “exceptional circumstances exist”

Inappropriate development is, by definition harmful to the green belt and should not be approved.

GREEN BELT: The proposed plans are all in the Green Belt on productive agricultural land. New Ash Green was designed and built as a planned village with a structure and is self-contained. Its containment is signalled by woodland and the proposed site currently provides clear separation and settings for Ash village itself. It clearly justifies the description of the Sevenoaks District Council as “strongly performing Green Belt”. The woodland provides an important habitat that should be protected¹. Bio-diversity could be at risk.

The essential characteristics of Green Belts are the “openness and permanence”

- To check the unrestricted sprawl of large built up areas. This it does.
- To prevent neighbouring built up areas merging into one another. This it does.
- To assist in safeguarding the countryside from encroachment. It does this very strongly especially given the topography.
- To preserve the setting and special character of historic towns. It preserves the setting of the historic core of Ash, which contains significant listed buildings at least one is Grade I.

PRIMARY SCHOOL: The promise of a site for a new Primary School is spurious. Kent County Council indicates that there are no plans for additional schools² within the area. The current school is centrally positioned on a large site and in the unlikely event requiring enlargement, has ample space for it.

BURIAL GROUND: The Parish Council is currently attempting to purchase land for a burial ground and has alternative process in progress, therefore the potential offer does not constitute “very special circumstances”. It is currently also making provision for the burying of ashes and providing for permanent memorials. Nationally 75% of committals are for cremations.

COMMUNITY HALL: The locality is well provided for by no fewer than 4 community halls³ plus at least 8 other venues all of which are rentable and have capacity for further usage, therefore an additional hall is not required.

The local medical practice is under great strain due to shortage of qualified medical professionals and the leader of the team has written to support this. The local hospital is similarly under stress and there are plans for a substantial increase in population in North West Kent which will add to this.

The builders claim that entries to their site can be made from Ash Road and Hartley Bottom adequate for the size of KCC requirements but this is not clear on their site plan.

The local road network and transport system is not designed for the current level of traffic and adding to it will make matters worse. A cul-de-sac is not appropriate for this number of houses. The emergency provision onto Hartley Bottom Road is not adequate as this is a rural single track lane. We note that traffic survey results are not available.

In short, the proposed "special circumstances" are unnecessary and virtually of no community requirement or benefit.

This Parish's contribution to the housing shortfall is of 154 units already in the Draft Plan.

¹ Draft Local Plan site appraisal MX4.

² P. 121 Review of Kent Commission for Education Provision 2018—2022.

³ Community Halls - Ash Village Hall, Hodsoll Street & Ridley Village Hall, New Ash Green Village Hall, Youth and Community Centre.

SECONDED: Cllr J Kelly and UNANIMOUSLY AGREED.

A one item Bulletin will be produced and circulated giving the Parish Council's response together with some points for consideration for those wishing to make their own submissions.

6. Applications

SE/18/03720: 23 Ayelands, New Ash Green, DA3 8JN – Creation of 3 new parking bays. Cllr M Manley PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr Mrs Connell and UNANIMOUSLY AGREED.

SE/18/03798: 76 Capelands, New Ash Green, DA3 8QP – Proposed single storey rear extension. Cllr Mrs Connell PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr Mrs Clucas and UNANIMOUSLY AGREED.

SE/18/03798: 28 Redhill Wood, New Ash Green, DA3 8QH – Two storey front-left extension, two storey side-right extension, single storey rear extension and demolition and reconstruction of existing garage. Cllr M Manley PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr S Glover and AGREED.

7. Other Matters for Discussion

7.1 APPEAL: SE/18/01810: North Lodge, Ash Road, Ash, TN15 7HR – Demolition of existing detached garage and outbuilding. Erection of two three-bedroomed, two storey, semi-detached house with new vehicular access to Ash Road. Creation of replacement vehicular access to the existing house. This appeal is by written response. It will be confirmed that this appeal is on the second application submitted and not the third one, which is currently under consideration by Sevenoaks District Council.

7.2 **SE/18/03627: Ash Burial Ground, Church Road, Ash, TN15HD** – It was NOTED that the planning application for the proposed Memorial Wall at Ash Burial Ground has been validated and a decision will be received by 08 February 2019.

The meeting closed at 11.40am.

Signed: Date: