

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

Minutes of the meeting of the Planning Committee held on
05 March 2020 commencing at 9.45am

Present: Cllr M Brown
Cllr Mrs Brammer (arrived 9.55am)
Cllr Mrs Clucas
Cllr Mrs Connell
Cllr J Kelly
Cllr M Manley

In attendance: Mrs Alison de Jager, Parish Clerk

1. Apologies for absence

Cllr F Cottee

2. Declarations of Interest

None.

3. Minutes

The minutes of the meeting held on 06 February 2020 were signed as a true record.

4. Applications

SE/20/00388: 52 Redhill Wood, New Ash Green, DA3 8QP – The addition of an enclosed terrace/balcony to first floor bedroom with glazed balustrade and alterations to fenestration. Cllr Mrs Clucas PROPOSED that the Parish Council does not object to this application. This decision has been guided by the fact that there is a substantial hedge shielding the development from neighbours which if removed would make the balcony prominent in the street scene. We would like to see an approved landscaping plan for the front of the property, to be implemented in the next planting season. SECONDED: Cllr Mrs Connell and AGREED.

SE/20/00337: Pettings Court, Hodsoll Street, Hodsoll Street, TN15 7LH – Demolition of existing stables and erection of a two storey granny annexe. Cllr M Brown PROPOSED that the Parish Council has no objection to the principle of a “Granny Annexe” in this location and acknowledge that the replacement building would not adversely affect the Green Belt in which it is located. However, we note that this is a substantial three bed-roomed property and therefore request that should approval be granted then an incorporeal hereditament condition be included on the decision notice to ensure that the annexe remains ancillary to the dwelling in order to prevent the annexe being sold off in the future as a separate dwelling. We have a concern that at least two of the habitable rooms in the basement appear to lack access to natural light and we therefore request that Building Regulations be consulted to ensure that this is permissible or desirable. We support the Ecological advice from Kent County Council with regards to the need for a bat scoping survey. SECONDED: Cllr Mrs Brammer and AGREED.

5. Other Matters for Discussion

The Planning Enforcement Manager at Sevenoaks District Council has been invited to attend the Planning Committee meeting to be held on 02 April 2020 and the Clerk will ask him to update members on the following sites; Dittle House, Beechcroft Industries, Idleigh Court Road, and Hartley Bottom Road.

The meeting closed at 10.26am.

Signed: Date: