

ASH-CUM-RIDLEY PARISH COUNCIL
PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held on
09 June 2022 at Ash Green Sports Centre commencing at 10.15am

Present: Cllr Mrs Brammer
 Cllr Mrs Clucas
 Cllr Mrs Connell
 Cllr F Cottee
 Cllr I MacLeod

In attendance: Mrs Alison de Jager – Parish Clerk

1. Apologies for absence

Apologies were received from Cllr M Brown, Cllr Mrs Howie and Cllr J Scott.

2. Declarations of Interest

None.

3. Meeting

The minutes of the meeting held on 05 May 2022 were AGREED and signed as a true record.

4. Applications

SE/22/01288: Land West of Holywell Farm House, Greenfields, Hodsoll

Street – Construction of private foul drainage system to serve new dwellings. Cllr F Cottee PROPOSED that the Parish Council have several concerns about this application. Firstly, it is retrospective, as the sewage system has already been installed and the first of the two houses on the site is occupied. Secondly, there are problems with the installed system which are more Environmental Health or Building Control related, rather than planning issues.

Our most serious concern is that this type of foul drainage system is sub optimal on a site which is no more than 100m from the local mains drainage system. We believe that access rights should be negotiated in such a case. Even if a private foul drainage system becomes necessary we believe that the installation does not meet with local authority requirements. For example, the pump system is less than 7m from the nearest building, the Drainage Field is traversed by other services and the heavy clay soil is the opposite of the free-draining soil required. Indeed, there appears to be no Environment Agency approval for this installation. We therefore recommend that an Environmental Impact Assessment be carried out if it hasn't already . SECONDED: Cllr Mrs Brammer and AGREED.

SE/22/01311: Flintstones, Bunkers Hill Road, TN15 7EY – Confirm that the existing structure known as Flintstones Bungalow is a building in use as a residential dwelling house. Cllr F Cottee PROPOSED that the Parish Council responds as follows. There are two determinations required of this application.

The first is that the property is in use as a residential dwelling house. The Parish Council has reliable evidence from local knowledge that the original mobile home has been lived in by the farm manager and his family since the 1990s.

The second determination is that the property is a building rather than a mobile home. The owner of the site on which "The Bungalow" is situated has argued for and against this definition over the years, most recently asking that the mobile home should be replaced. However, from the evidence given we believe that the original mobile home has been sufficiently modified that it should now be regarded as a building.

We note that should this change of definition be approved then the Flintstones site will have two residential buildings whose occupancies are "limited to agricultural use", as well as a number of light industry buildings which were once farm buildings. We are concerned at the potential for planning confusion caused by this determination. SECONDED: Cllr Mrs Clucas and AGREED.

5. Other Matters for Discussion

- a. The decisions for Willow Garth – Granted and 18 Ayelands – Refused were NOTED.
- b. Green Man – Stonegate will not meet with the Green Man Recovery Group and have instructed an Estate Agent, who will be accepting offers over a three month period. The protection of the site by SDC planning policy will be confirmed.

The meeting closed at 10.52am.

Signed: Date: