ASH CUM RIDLEY PARISH COUNCIL
PLANNING APPLICATIONS WORKING GROUP

The Parish Office, Ash Green Sports Centre, Ash Road, New Ash Green, Kent, DA3 8JZ
Telephone: 01474 702760 e-mail: enquiries@ashcumridley-pc.gov.uk

1st August 2024

You are invited to attend a Planning Applications Working Group meeting on **Wednesday 7th August 2024 commencing at 7.45pm at New Ash Green Village Assocation Meeting Room, Centre Road, DA3 8HH**.

Kind Regards,

Megan Johnson-Hodges

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Assistant Clerk

A G E N D A

1. Apologies for absence.

2. Declarations of interest.

3. To approve the minutes of the Planning Applications Working Group meeting held on the 1st May 2024.

4. Applications.

   24/01743: 66 Redhill Wood New Ash Green Kent DA3 8QP - Double storey extension to rear (east), single storey extension to (south) side elevation , garage conversion, roof lights to front, reposition of front door. Open for comment icon

   Cllr J Clucas

5. Decisions.

   24/00320: Bungalow At Cader Idris Poultry Farm Gravesend Road Wrotham Sevenoaks Kent TN15 7JS - Demolition of an existing garage and the construction of a two bay garage.

   Granted

   24/00895: 6 Bazes Shaw New Ash Green Kent DA3 8QX - Demolition of existing conservatory to replace with a single storey rear extension with rooflights.

   Granted

   24/01142/LDCPR: White House The Street Ash Kent TN15 7HB - Proposed single storey outbuilding in rear garden of dwellinghouse to replace existing stable block.

   Refused

   24/01399: New Ash Green Shopping Centre The Row New Ash Green Kent - Prior notification for a change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). This application is made under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015.

   Refused

   *Having carefully considered these details, Sevenoaks District Council as the local planning authority has determined that prior approval was required and is **refused** for the following*

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reason(s): 1) The proposed change of use on the site identified on the plans provided fails to comply with paragraph MA.2(2)(d) of Class MA of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as insufficient information has been submitted in relation to the impacts of noise from commercial premises on the intended occupiers of the development.

24/01362: First Floor 18 The Row New Ash Green Kent DA3 8JB - Prior notification for a change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). This application is made under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Refused

Having carefully considered these details, Sevenoaks District Council as the local planning authority has determined that prior approval was required and is refused for the following reason(s): 1) The proposed change of use on the site identified on the plans provided fails to comply with paragraph MA.2(2)(d) of Class MA of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as insufficient information has been submitted in relation to the impacts of noise from commercial premises on the intended occupiers of the development

24/01567/LDCPR: 14 Spring Cross New Ash Green Kent DA3 8QG - Single storey rear extension with roof lights.

Granted

22/01609: Heaver Trading Estate Ash Road Ash Kent TN15 7HJ - Outline application for residential redevelopment comprising demolition of existing buildings and erection of up to 74 no. dwellings and new access with some matters reserved.

Refused

1) The proposals, by reason of the quantum of development proposed and the consequent scale, massing and height and spread of development, would result in substantial harm to the openness of the Green Belt and also to the open character of the Green Belt. The proposal would be inappropriate development in the Green Belt. The very special circumstances advanced would not clearly outweigh the harm to the Green Belt and other harm identified. The proposals are therefore contrary to the National Planning Policy Framework, policy L08 of the Core Strategy and guidance contained within the Sevenoaks Council Development in the Green Belt Supplementary Planning Document. 2) The proposals, by reason of the quantum of development proposed and likely consequent layout, scale and spread of development, particularly towards the eastern portion of the site, would fail to reflect the semi-rural and open setting of the site and would be seriously detrimental to the established spatial character of the area. As such, the proposals are contrary to Government advice in the form of the National Planning Policy Framework and policy SP1 of the Council's Core Strategy and policy EN1 of the Allocations and Development Management Plan. 3) In the absence of a completed legal agreement to secure a Section 106 Legal 22/01609/OUT Page 2 of 4 Agreement for the on-site provision of affordable housing and contributions including education provision, the proposed development would be contrary to policies SP3 and SP9 of the Council's Core Strategy and Affordable Housing SPD and the National Planning Policy Framework. 4) Without clear evidence to show that there is no reasonable prospect of continued use of the site for employment purposes or mixed use purposes including an element of business use, the proposals would be contrary to policy SP8 of the Council's Core Strategy and policy EMP5 of the Allocations and Development Management Plan.

6. For Information Only.

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24/01623: The London Golf Club South Ash Manor South Ash Road Sevenoaks TN15 7EN - Request for an EIA Scoping Opinion under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as Amended): Proposed redevelopment of land for new hotel and sports academy, visitors lodge, pavilion, golf driving range and leisure facilities.

7. Other matters for discussion**.**

   Appeals for Oast House

   22/03313: **Oast House Nursery Ash Road Ash Sevenoaks Kent TN15 7HJ -** Clearance of existing nursery facilities and erection of 18 homes with associated parking and landscaping incorporating Oast House.
   23/03139: Oast House Nursery Ash Road Ash Sevenoaks Kent TN15 7HJ - Clearance of existing nursery facilities and erection of 16 homes with associated parking and landscaping (retention of existing Oast House). New site access and pedestrian crossing.

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